

For Lease

The Venue at Dinkytown

1320 5th St SE
Minneapolis, MN



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PRIME TURNKEY RESTAURANT SPACE

- Suite 1320: 1,500 sf
- Lease Rate: Negotiable
- 2025 CAM/Tax: \$10.00 psf



DEMOGRAPHIC

Radius	1 MILE	3 MILE	5 MILE
Population	37,381	216,762	501,893
Median HH Income	\$45,987	\$63,337	\$74,765
Average HH Income	\$79,372	\$95,605	\$106,847
Daytime Population	35,896	284,610	414,359

HIGHLIGHTS and FEATURES

- Located in the heart of Dinkytown
- Steps from the University of Minnesota campus
- Heavy foot traffic
- Surrounded by high-density student housing, and local businesses
- Well-designed and modern restaurant space
- Fully Built-Out Kitchen
- Includes existing commercial kitchen infrastructure, venting, hood system, and walk-in cooler/freezer
- Contemporary Interior Finishes
- Stylish build-out with modern design elements

TRAFFIC COUNTS

- 5th Street SE: 3,357 vehicles per day
- 4th St SE: 12,365 vehicles per day
- 14th Ave SE: 3,452 vehicles per day

AREA TENANTS



Site Plan

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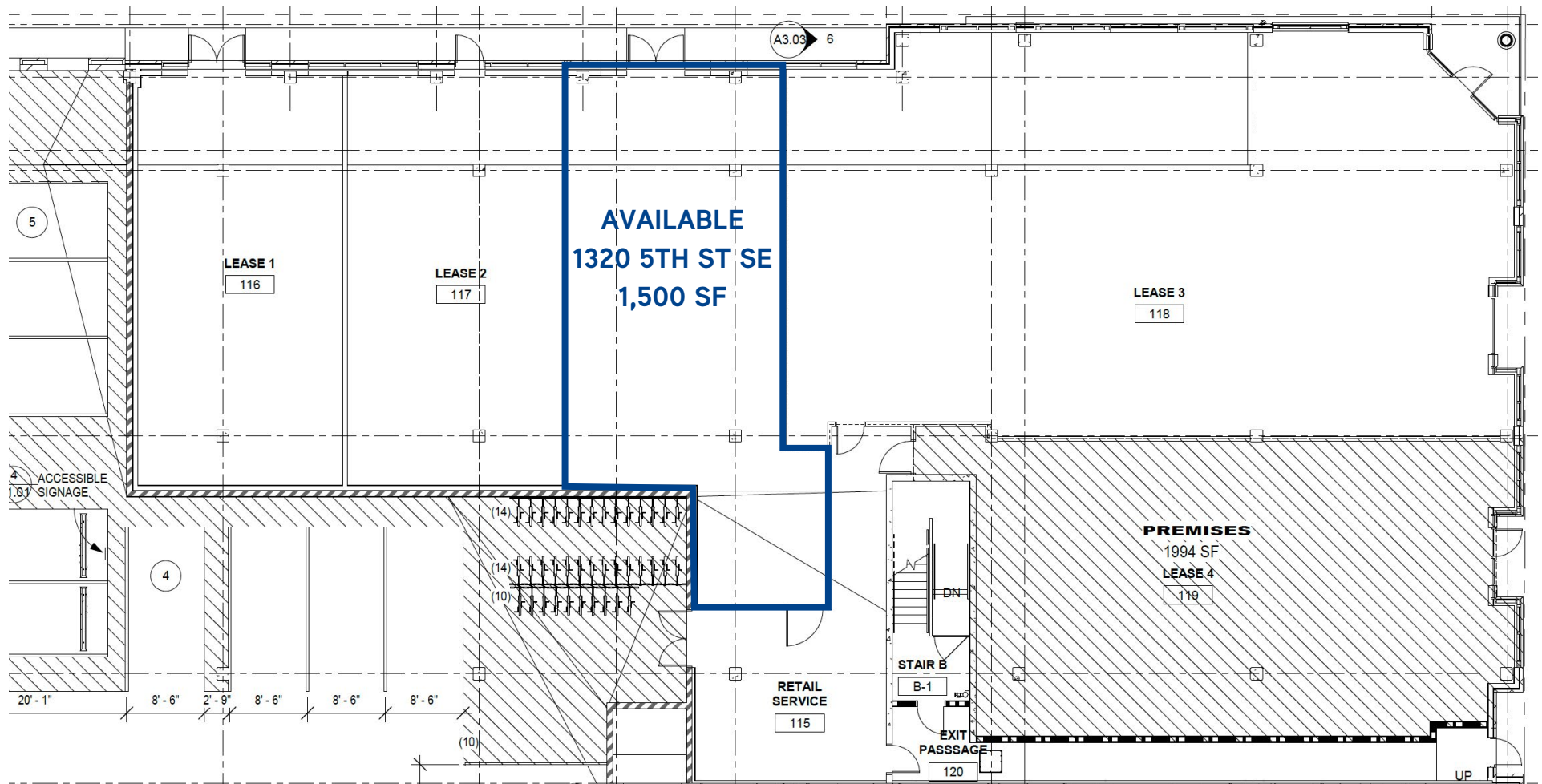
Accelerating success.

5th St SE

13th Ave SE

14th Ave SE

4th St SE



Interior Images





Huntington

Starbucks

Great Clips

Wally's

CRISPO GREEN

Cruncheese

Mesa Pizza By The Slice

BOBER

mochi dough

Blarney Pub & Grill

GOLDY'S

El Maguey

Insomnia Cookies

Sweetee Cafe

Bonchon

ERIK'S

Chatime

GRAY'S

COFFEE • DRINKS • CRAFTED FOOD

REFINERY

Qdoba

Poibelly

TIGER SUGAR

Cane's

D.P. Dough

Marshall High School



George R. Gibson/Bronko Nagurski Football Practice Facility

University of Minnesota Twin Cities Campus

Bierman Field Athletic Building

Fourth Street Parking Ramp

17th Avenue Residence Hall

Sand & Salt Storage

Heating Plant

Pillsbury

Burlington Northern

5th Street

12th Avenue Southeast

4th Street Southeast

5th St SE / 3,357

14th Ave SE / 3,452

15th Ave SE

13th Avenue Southeast

14th Avenue Southeast

8th Street Southeast

