



6023 Nicollet Avenue | Minneapolis, MN 55419

Confidential - 20,894 SF Of Retail/Office Space For Sublease On Nicollet Avenue!

6023 Nicollet Avenue is a two story free standing building nestled in the Windom neighborhood of South Minneapolis. Easy access from both 35W and Highway 62 (Crosstown) make this a convenient destination. Nearby tenants include Cub, Peter's Billards, Bachman's Garden Center and more.



Highlights & Features:

- Easy access to 35W and Highway 62 (Crosstown)
- One block from Metro Transit

Demographics and Traffic Counts:

- 2016 Average Household Population: 1 mile - 13,782, 3 miles - 121,794 and 5 miles - 330,575
- 2016 Average Household Income: 1 mile - \$59,815, 3 miles - \$67,981 and 5 miles - \$63,677
- Traffic Counts: 9,800 vpd on E 60th St. and 11,800 vpd on Nicollet Avenue

Space Available: 20,894 sf

- 2018 CAM: \$2.04 psf and Tax: \$4.34 psf



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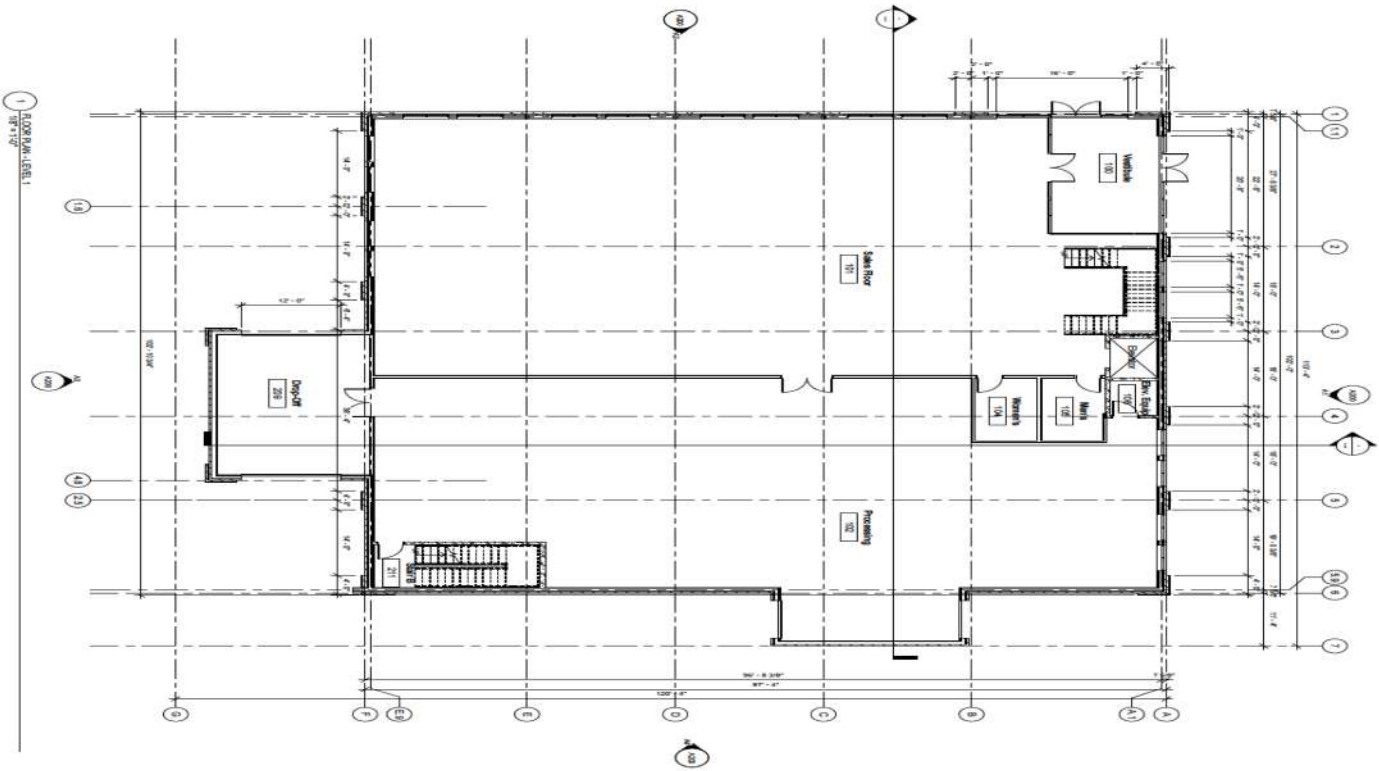
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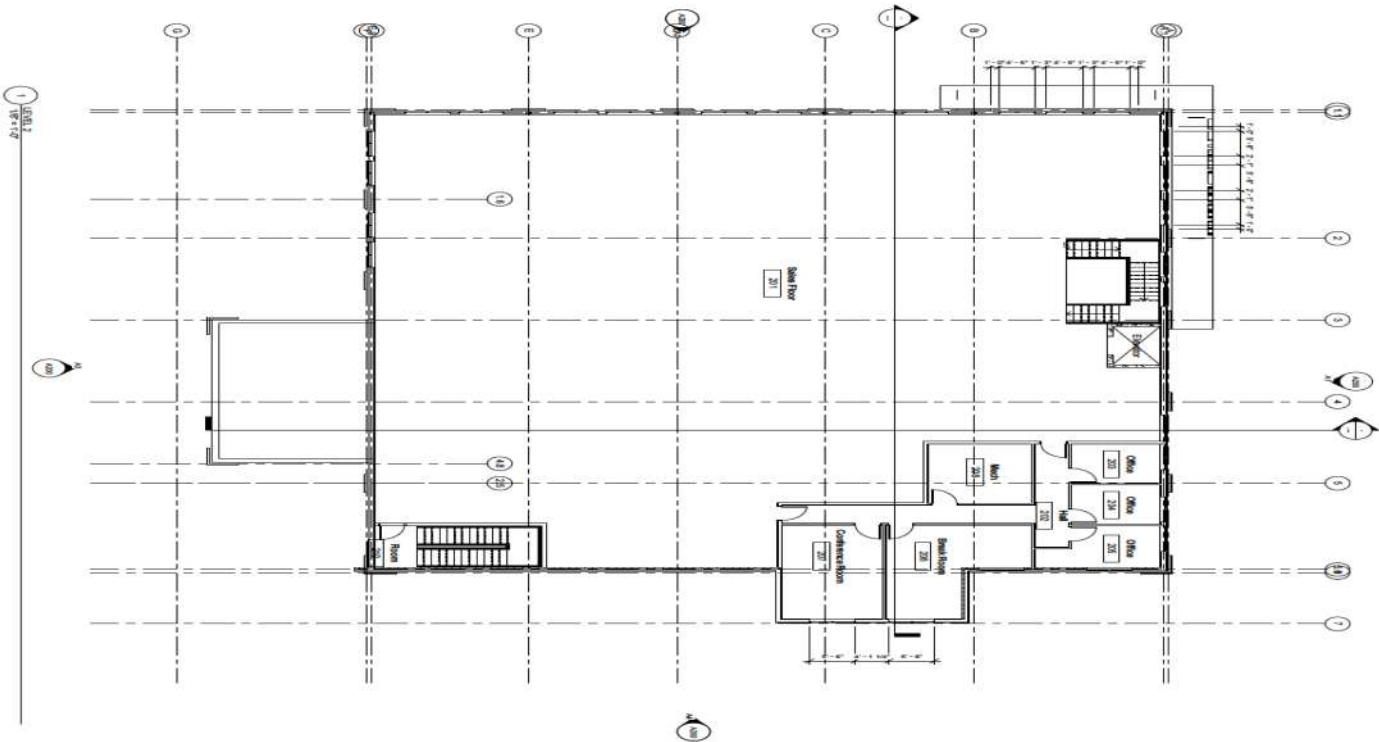
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

1st Floor Plan



2nd Floor Plan



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