



Image: Google Maps

**FOR SUBLEASE**

# Walgreens - Broadway Shopping Center

627 W. Broadway, Minneapolis, MN





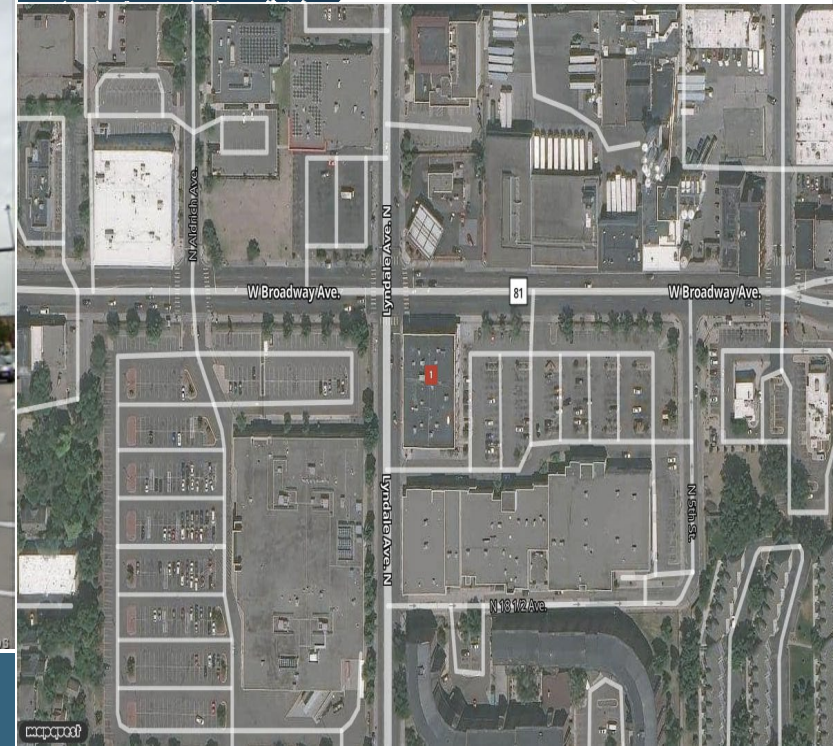


Image: Google Maps

## FOR SUBLEASE

*Walgreens*

±15,082 SF

Available

10/31/2033

Lease End Date

\$10.00

Asking Rent (PSF)

\$2.17

CAM | INS. (PSF)

\$5.49

TAXES (PSF)

### DESCRIPTION

A mixed-use shopping mall, located in Minneapolis, on W. Broadway Avenue. West Broadway has historically been the most significant commercial and cultural destination in North Minneapolis.

### PROPERTY FEATURES

- Traffic Counts | I-94 84,620 VPD | W. Broadway Ave. 18,681 VPD | Emerson Ave. N. 3,429 VPD
- The center of North Minneapolis retail
- Easy on off I-94 at the Broadway Ave. exit

- All offers are subject to approval by Walgreens Real Estate Committee

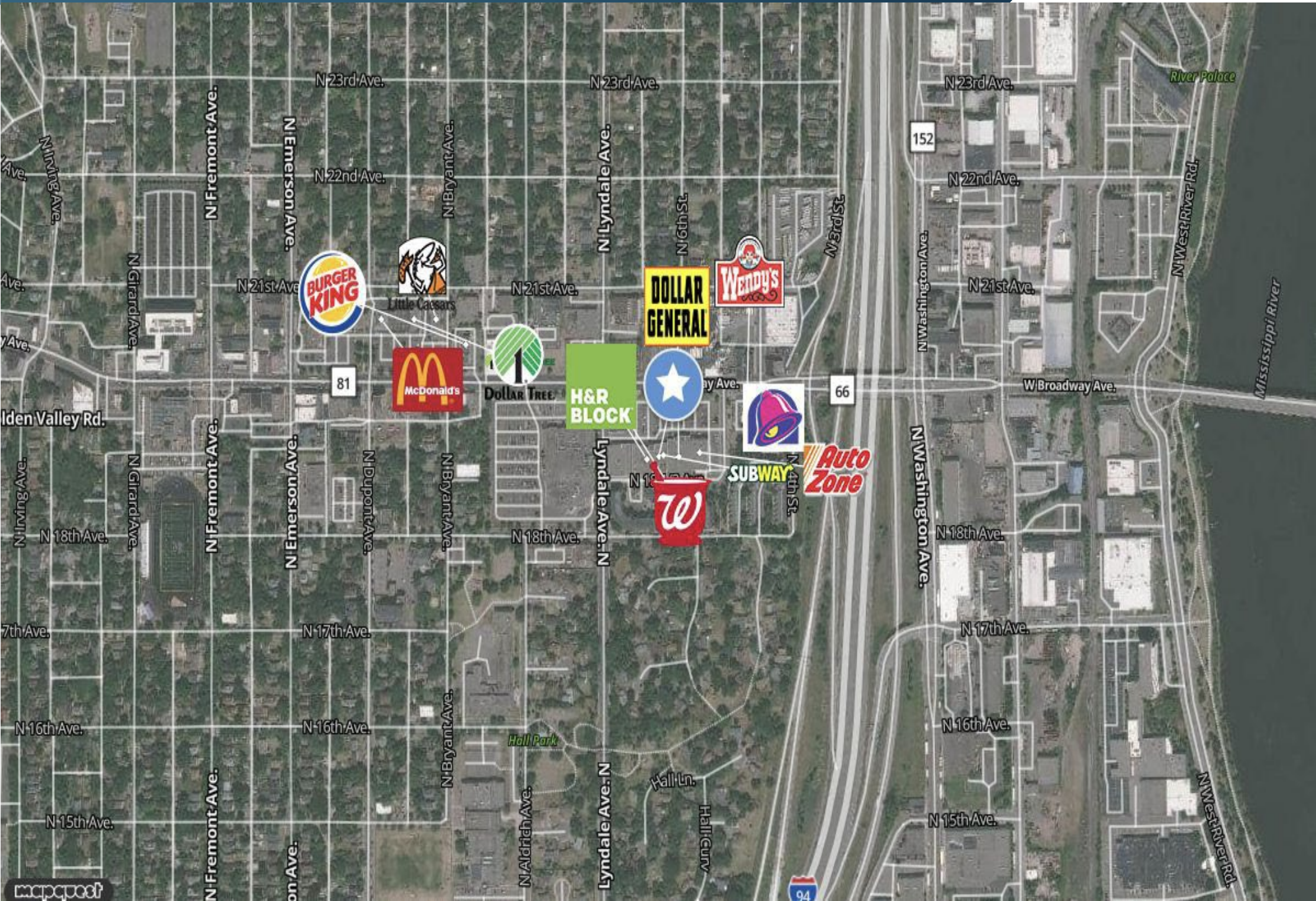
### JOIN THESE NEARBY RETAILERS





# Walgreens

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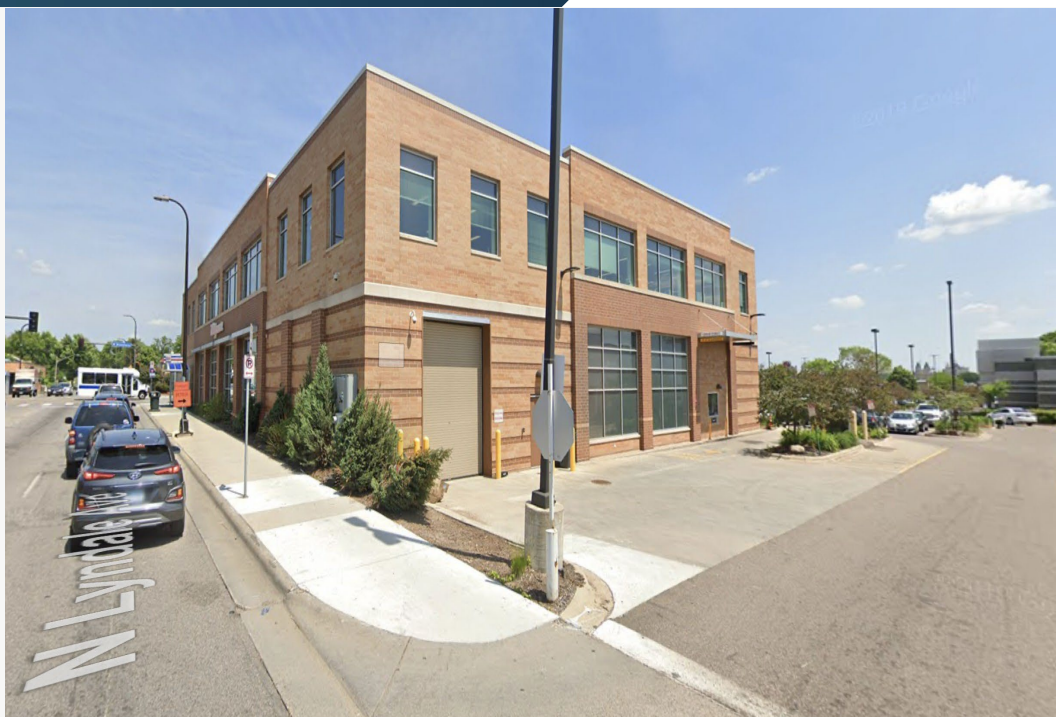
## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

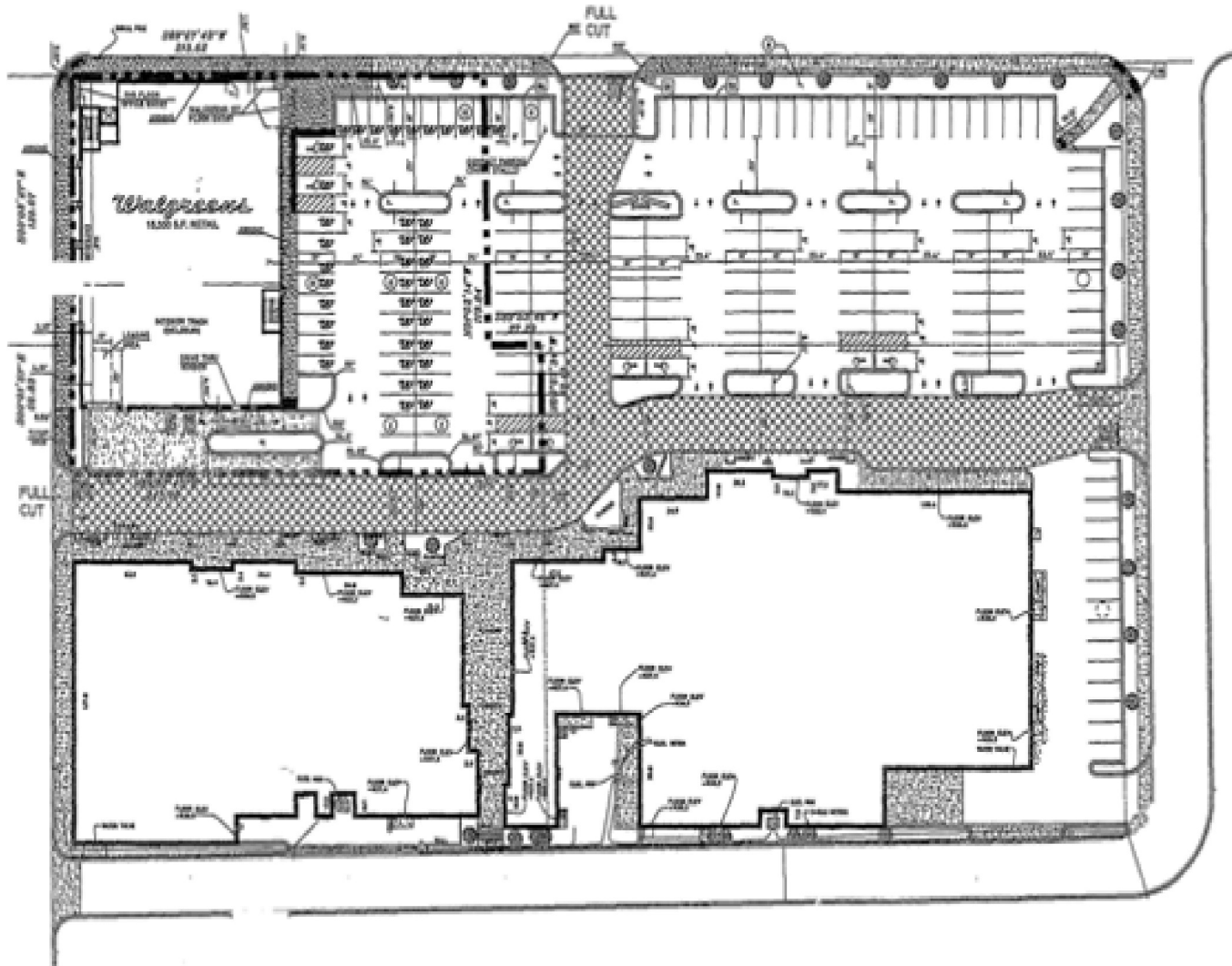
8,745	25,481	\$43,145.78
Population	Total Daytime Population	Average Household Income

### 3 MILE

99,073	190,356	\$54,665.52
Population	Total Daytime Population	Average Household Income



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