



# For Lease

**5422– 5428 Nicollet Ave S Minneapolis, MN 55419**



## Aqua City Square Retail/Office/Mixed Use Redevelopment

- ◆ 1,000 to 12,468 square feet on two floors
- ◆ Great location in prestigious Tangle Town
- ◆ Suitable for restaurant, retail, office or service
- ◆ 15,100 cars/day on Nicollet
- ◆ Near bus transit
- ◆ Private entrances, ample parking in back
- ◆ Unique urban redevelopment opportunity
- ◆ Proposed completion Fall 2010



**Cerron Commercial Properties**

**952.469.9444**

**[www.cerron.com](http://www.cerron.com)**

For more information, contact:

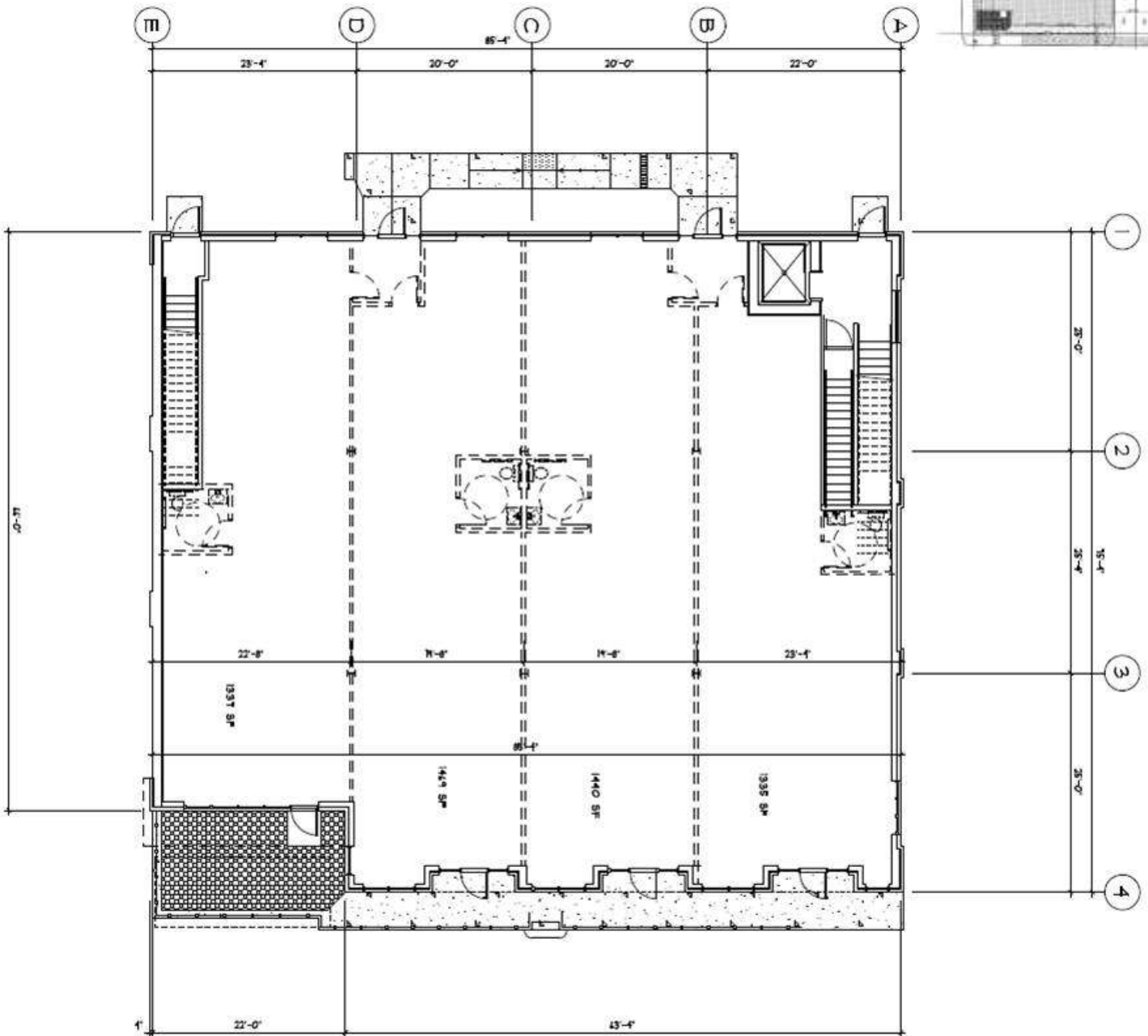
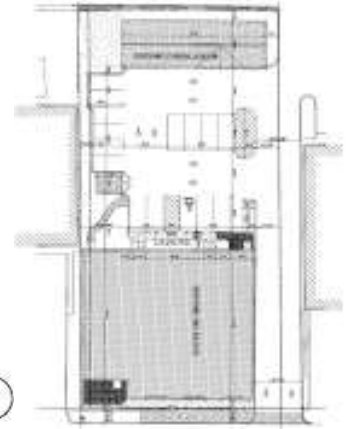
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<b>Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	18,802	160,528	385,559
<b>Ave Household Income</b>	\$111,638	\$88,985	\$83,971
<b>Med Household Income</b>	\$85,523	\$67,462	\$60,620
<b>Daytime Population</b>	6,257	51,254	343,740

<b>Traffic Counts</b>	<b>Vehicles Per Day</b>
I-35 W	175,000
Diamond Lake Road (54th)	11,900
Nicollet Avenue	15,100





# Second Floor Plan

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