

1500ft2



Location **Minnesota**  
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505 E Lake St, Minneapolis, MN Prime high traffic, high visibility retail space on the corner of 5th & Lake! High ceilings, Great open layout & Windows Retail/Commercial Sq Footage 1,500  
 DESCRIPTION Have an existing business? Looking to start one?

There are three things you have to know:

LOCATION!  
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TRAFFIC!!! 20,000 Cars per day pass this building all day, everyday.  
 Located 1 block west of Portland Ave on the CORNER of 5th & Lake Street.

1500+ Sq ft main level PLUS 1500+ Sq ft Basement

Located next to other high traffic businesses:  
 Lake Plaza  
 A&J Chicken

El Amor Fashion

Instant

This space is on the bus line. Traffic over a hundred cars within 1000 distance =

We have a Prime location available now.  
 Can negotiate depending on space needed & lease terms.  
 would be great location for:  
 -Office

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- Grocery store
  - Salon
  - Beauty Supply
  - Deli
  - Furniture
  - Consignment
  - Dollar Store
  - Pizza
  - Sign Co.
  - Printer
  - Clothing Boutique
  - Nail salon
  - Thrift store
  - Barber shop
  - Coffee Shop
  - Ice Cream parlor

BRING YOUR OWN IDEAS & DREAMS!

YOU NEED TO BE HERE!

T&M Properties to schedule a showing.

\*\*\*\*DOUBLE BONUS\*\*\*\* The Cinco De Mayo & Mexican Independence Day Festivals are held literally outside the door - You get a permanent location (and a free standing store) at not one but TWO great Minneapolis street festivals. (See Video)

<http://www.youtube.com/watch?v=fFJp5JTTTw0>

see additional photos below RENTAL FEATURES - High ceilings - Large insulated front glass windows (Great for visibility & Displays) - Updated Lighting (Inside & out) - High Security (Wired for inside & Outside cameras & Alarm) - New High efficiency furnace & central air - Already set up with slatwall - Open basement

#### LOCATION FEATURES

- Great Location (5th & Lake) - 1 Block off Portland (Easy access to 94 & Downtown) - Next to Lake Plaza (Mexican Mall) - 4 Blocks off 35W - On Lake Street Bus Line - Great high traffic location (High Car & Foot counts)

Long and Short term leases.