

## RETAIL FOR LEASE

2932 Chicago Avenue South  
Minneapolis, MN 55407



*Please contact for more information:*

**Mark Krogh**  
mark@javaprop.com

**Andy Urness**  
andy@javaprop.com

**952 403 9595**

## RETAIL FOR LEASE

2932 Chicago Avenue South  
Minneapolis, MN 55407

<b>YEAR BUILT:</b>	1950
<b>TOTAL SIZE:</b>	2,800 Sqft
<b>RATES:</b>	\$12 NNN psf
<b>OPERATING COSTS:</b>	\$6.00 psf
<b>PARKING:</b>	Rear and Street Parking
<b>ZONING:</b>	C3A
<b>TRAFFIC COUNTS:</b>	28,000 VPD on Lake
<b>ADDITIONAL COMMENTS:</b>	Clean Retail Space High Visibility High foot traffic counts Expansion Possibility

*Please contact for more information:*

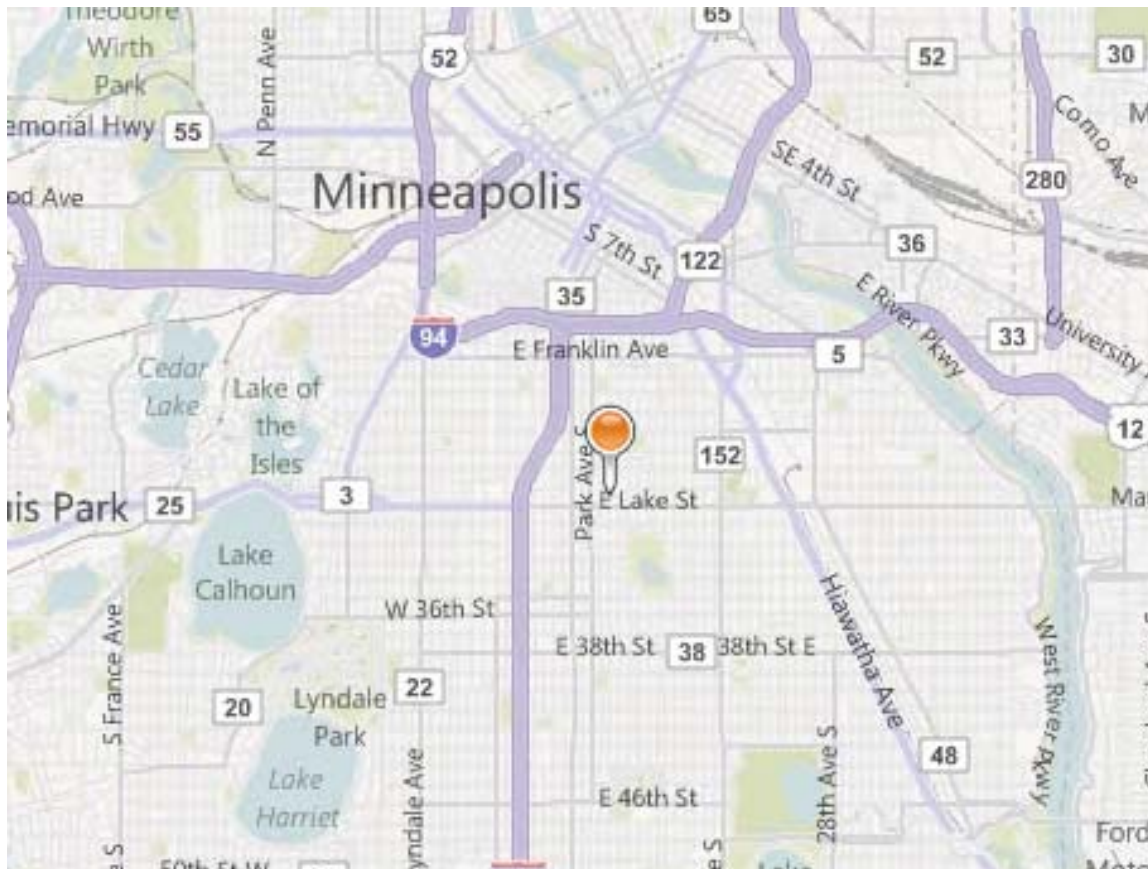
**Mark Krogh**  
mark@javaprop.com

**Andy Urness**  
andy@javaprop.com

**952 403 9595**

## BING MAPS VIEW

3034 South Lyndale Ave  
Minneapolis, MN 55408



*Please contact for more information:*

**Mark Krogh**

[mark@javaprop.com](mailto:mark@javaprop.com)

**Andy Urness**

[andy@javaprop.com](mailto:andy@javaprop.com)

**952 403 9595**

## SATELLITE VIEW

3034 South Lyndale Ave  
Minneapolis, MN 55408



*Please contact for more information:*

**Mark Krogh**

[mark@javaprop.com](mailto:mark@javaprop.com)

**Andy Urness**

[andy@javaprop.com](mailto:andy@javaprop.com)

**952 403 9595**