

## REDEVELOPMENT FOR LEASE

304 E Lake St  
Minneapolis, MN 55408



*Please contact for more information:*

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**952 403 9595**

## RESTAURANT / RETAIL

304 E Lake St  
Minneapolis, MN 55108

<b>BUILDING SIZE:</b>	4,000 sq ft Subdividable to 1,000 sq ft
<b>RENTAL RATES:</b>	\$17 Net
<b>OPERATING COSTS:</b>	~\$5.00 per sq ft
<b>PARKING:</b>	Abundant off-street parking

**ADDITIONAL COMMENTS:**

Redevelopment Opportunity on Lake Street  
Outstanding visibility on Lake St.  
Traffic Count: 18,400 plus cars a day  
Located next to McDonald's & Taco Bell  
Controlled intersection  
Owner would look at doing a land lease

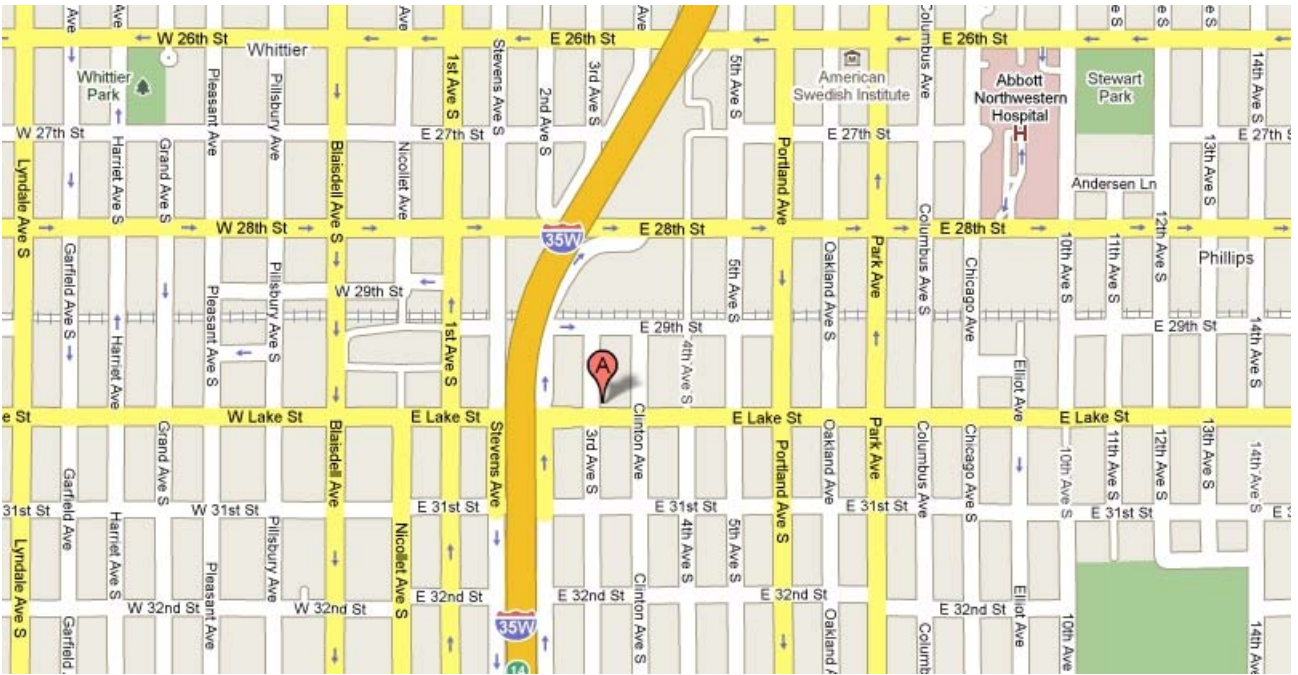
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## GOOGLE MAP



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## SATELLITE MAP



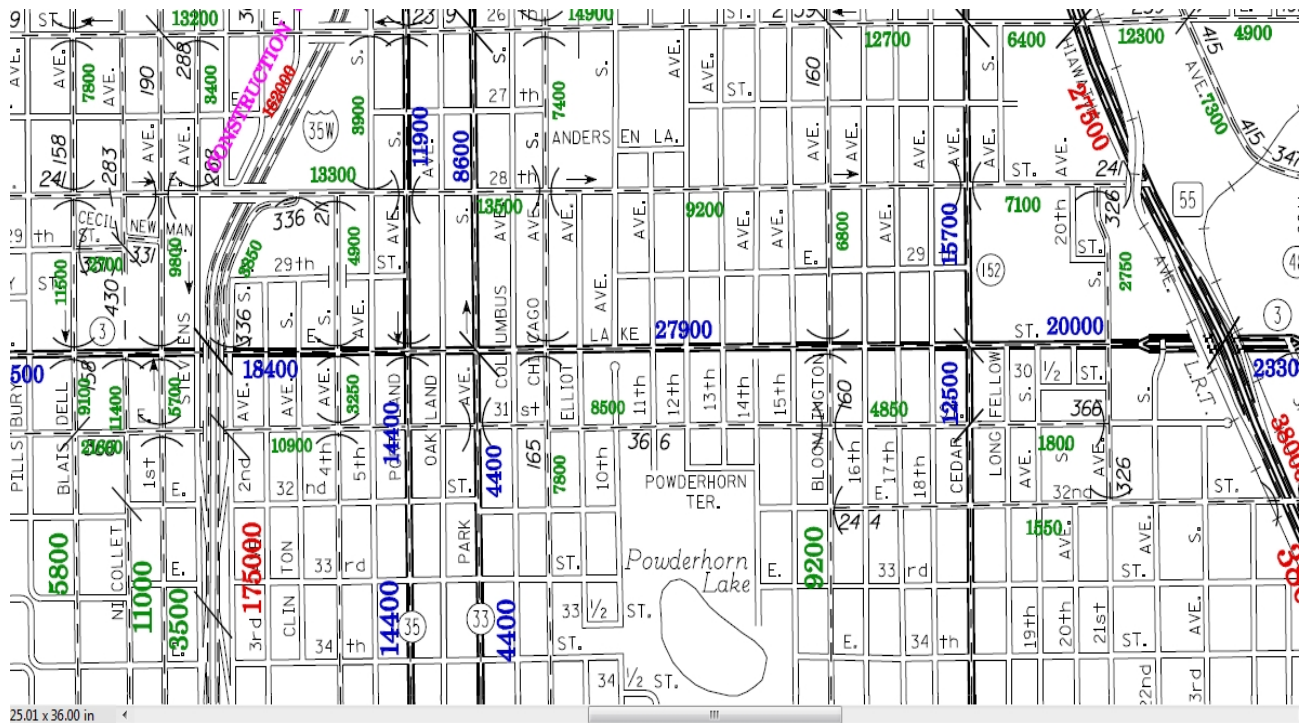
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## 18,400 VEHICLES PER DAY



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# TAX PARCELS



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