

FOR SALE

3430 Nicollet Avenue

3430 Nicollet Avenue S, Minneapolis, MN 55408

Located on a prominent Kingfield corridor, this charming brick property has a visible storefront presence for a full building office or retail user.



Building Size

2,746 SF

Year Built

1958

Sale Price

\$575,000

3430 Nicollet Avenue

About the Property

Located on one of Minneapolis' premier corridors in the Kingfield neighborhood, this brick building is nestled along Nicollet Avenue with a 16 car parking lot in the rear alley and a monument sign on Nicollet. The building is in superb condition with no deferred maintenance and is built out with a lobby, seven private offices, a break room with full kitchen, two restrooms, and back work area. This quaint building is perfect for a small office or retail user who wants a visible yet private storefront presence in a dynamic South Minneapolis location.

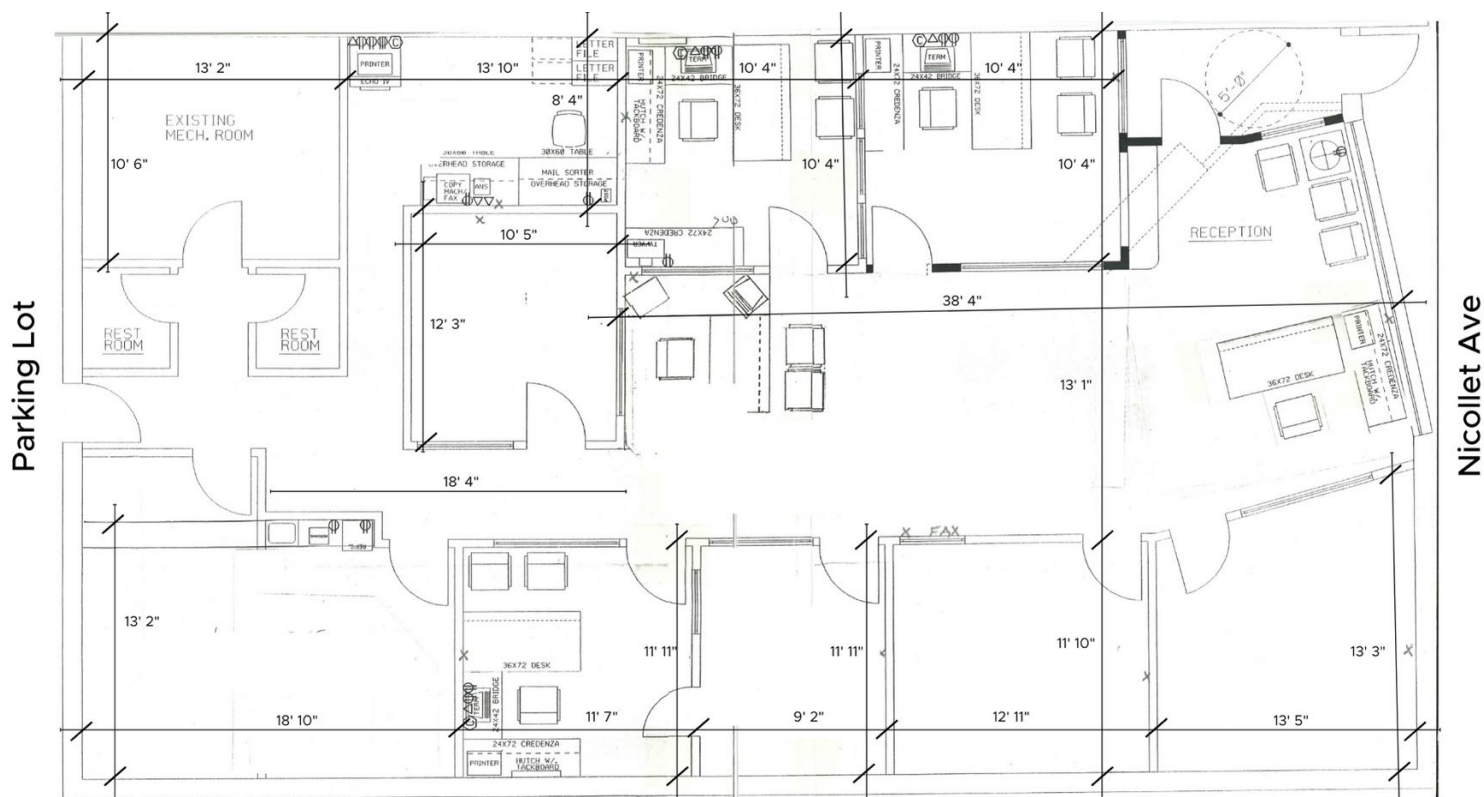
Location

This prime location on Nicollet Avenue is easily accessible to Kingfield, Tangletown, Lake Harriet, Eat Street, and minutes from 35-W. Steps from Pat's Tap, Hola Arepa, Ramen Kazama, Blaisdell YMCA, and others along this vibrant South Minneapolis area. The exciting Kingfield neighborhood offers superb demographics with a growing population, including multiple mixed-use developments.

- ✓ Excellent move-in ready condition
- ✓ Break room / kitchen
- ✓ Private all glass offices
- ✓ Parking lot in rear
- ✓ Monument sign



Site Plan



The Neighborhood

Kingfield

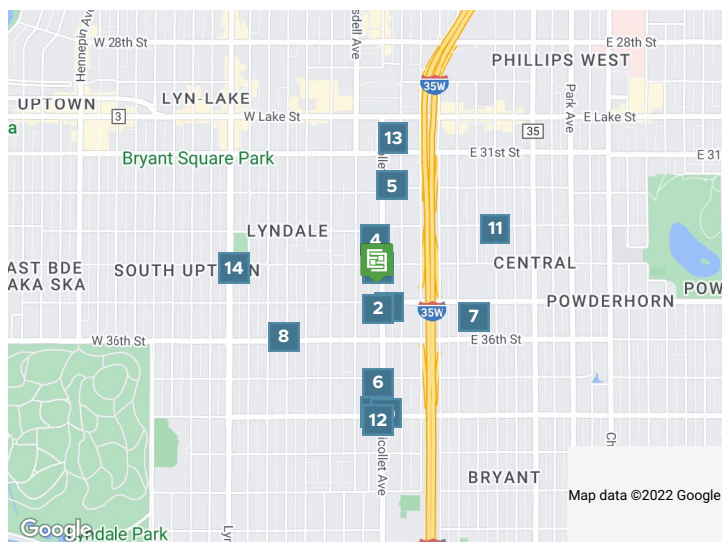
Kingfield is thriving southwest Minneapolis neighborhood offering an assortment of bars, restaurants, coffee shops, and parks. Many families and young professionals find a charming neighborhood feel living in Kingfield, with the population continuing to grow as residents purchase homes in this vibrant neighborhood.



 **79**
WALK SCORE

 **57**
TRANSIT SCORE

 **86**
BIKE SCORE



1 Wings & Seafood To Go

1 Ichigo Tokyo Crepes

1 Ramen Kazama

2 Pat's Tap

3 Hola Opera

3 Hola Arepa

4 Intuitive

4 Andrew Carson - Voice Over

5 Valerie's Taqueria Inc

6 Butter Bakery Cafe

7 Lett Construction LLC

8 Present Moment Herbs & Books

9 Cocina Latina

9 Boludo

9 Don Oishi Kitchen

9 Kyatchi

9 Young Man

9 Cinco De Mayo Mercado

10 Nighthawks Diner & Bar

11 Sunshine Foods

12 Petite León

13 Subway

13 CHENG'S GARDEN

13 Sierra Myers Wine Store

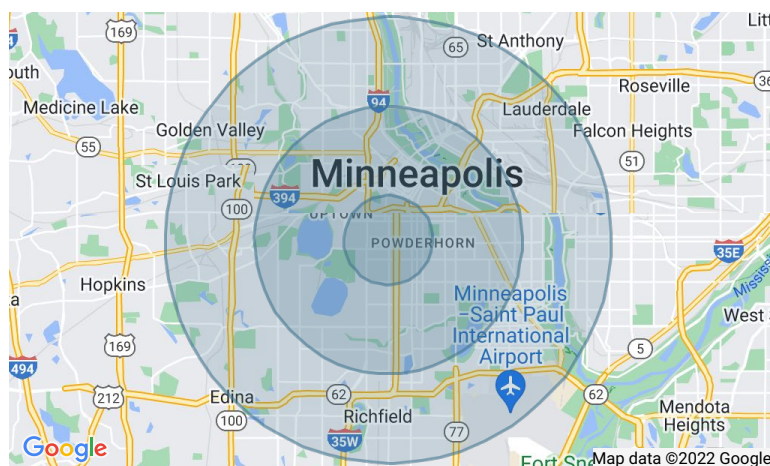
13 Nick Fischer Wine Store

14 Sonny's Ice Cream Cafe

Demographics

	1 Mile	3 Miles	5 Miles
Total population	41,543	244,266	508,242
Median age in years	33.2	35.2	34.6
Total households	18,072	113,682	225,580
Median household income	\$68,181	\$76,485	\$79,288
Average household size	2.24	2.06	2.15
Average home value	\$355,974	\$428,271	\$413,893

Data Source: ESRI/ArcGIS (2022)



Neighborhood Photos

