

Great Lease Opportunity



**2551 Central Ave NE,
Minneapolis, MN**

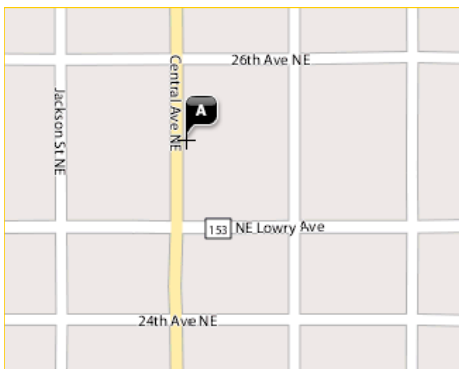
Partner with the Eastside Food Cooperative!

Great opportunity to reach 1,900 monthly co-op shoppers.

The Eastside Food Cooperative is a natural foods consumer cooperative. The co-op has 2,700 members, most of whom live within 5 miles of EFC. They became members by purchasing ownership shares of the business.

Of those members, 1,900 shop at the store monthly. Most co-op member/owners are home-owners, and most have at least some college education. It's a demographic of consumer that is very knowledgeable, and willing to invest money in enterprises that add value to the community.

- **2,700 members; 1,900 monthly shoppers**
- **20,00 vehicles per day, ample off-street parking**
- **On high-volume, high-frequency #10 bus line**
- **Vibrant commercial/residential mix neighborhood**
- **Lots of foot traffic from nearby businesses and eateries**



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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

Eastside Food Cooperative Partnership

The Eastside Food Co-op Has Two Suites Available for Immediate Lease

EFC is currently experiencing double-digit growth—on top of 2008's double-digit growth! And it is achieving this in an economy that is shrinking. Why? Again, co-op shoppers (who own the business) are committed to enterprises that add value to their community. Community ownership of community assets is a phrase that co-op member/owners act on.

**2551 Central Ave NE,
Minneapolis, MN**

Site Data



Lease Rate:	\$12 Sq. Ft. Gross	
Location:	2551 Central Avenue NE Suite A and Suite D, Minneapolis, MN 55418, Corner of 26 th Ave NE and Central Ave NE	
PID Number:	1202924230133, 1202924230132 and 1202924230131	
Legal Description:	MENAGES SUP TO EAST SIDE ADDN TO MPLS Block 010 Lots 23, 24, 25, 26	
Zoning:	C2	
Topography:	Urban, with parking lot and sidewalks	
Utilities:	Electric Gas Garbage Water	Xcel Energy Centerpoint Energy City of Minneapolis City of Minneapolis
Building Type:	Block	
Year Built:	1950	
Parking:	Adjacent lot	
Occupied:	Partially	
Neighboring:	Commercial and residential	
General:	Best location for retail or office in the core of NE Minneapolis. Great Parking Lot! Walk to Holy Land, Sen Yai Sen Lek, Adelitas and much more!	

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Great Location in an Established Community

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Demographics

Community-at-a-Glance

County Seat:
**Hennepin County
(55418 Zip Code Area)**

Population:
30,795

Median Age:
36.9

Average Family Size:
2.92

Median Single Family
Home Value:
\$111,500

Median Household Income:
\$41,344

Commute Time (minutes):
21.8

General Characteristics	Number	Percentage
Total population	30,795	—
<i>Male</i>	15,151	49.2
<i>Female</i>	15,644	50.8
Median age (years)	36.9	—
<i>Under 5 years</i>	1,871	6.1
<i>18 years and over</i>	24,461	79.4
<i>65 years and over</i>	4,799	15.6
Average household size	2.17	—
Average family size	2.92	—
Total housing units	15,458	—
Social Characteristics	Number	Percentage
Population 25 years and over	21,717	—
<i>HS graduate or higher</i>	18,292	84.2
<i>Bachelor's degree or higher</i>	6,083	28.0
Male, now married	5,697	46.8
Female, now married	5,653	43.4
Economic characteristics	Number	Percentage
In labor force	16,747	67.2
Mean travel time to work (minutes)	21.8	—
Median household income (dollars)	41,344	—
Median family income (dollars)	51,881	—
Per capita income (dollars)	21,991	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	8,084	—
<i>Median value (dollars)</i>	111,500	—
Median of selected monthly owner costs with mortgage (dollars)	917	—

*2000 US Census Data

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Traffic and Nearby Business Details

Central Avenue has 20,000 cars on it daily. The #10 bus, a high frequency line, stops right outside the co-op doors. The Co-op projects an image that makes commuters pull off the street and into the large co-op parking lot and come into the store to see what EFC has to offer.

This is a superb location for retail or office in the core of NE Minneapolis in the heart of an established consumer traffic pattern and with off-street parking. Walk to Holy Land, Sen Yai Sen Lek, Adelitas and much more!

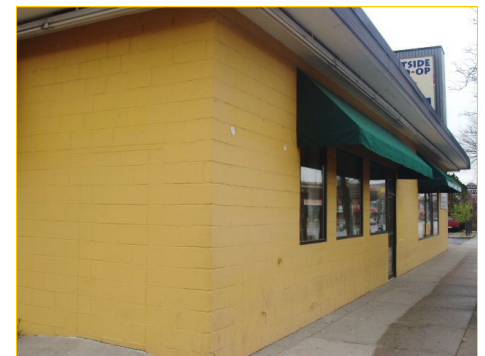
Leaseholds

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Unit Number	Square Feet	Lease Rate (NNN)
Suite A	806	\$1,100/Mo
Suite D	1664	\$1,300/Mo



Suite A



Suite D

The Eastside Food Cooperative is a Leader in the Central Avenue Business Community

It is connected in each of the seven neighborhoods that border Central Avenue. EFC has methodically formed, built and continues to nurture many community and business relationships. The co-op has been enormously successful with nearly 4 million dollars in gross sales in 2008 alone.

If you and your business would like to learn how you can operate your business in one of the available suites and learn how you can benefit by partnering with the Eastside Food Cooperative contact Kurt Nowacki, the Eastside Food Cooperatives Real Estate Agent and ask him what it means to partner with the co-op!

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- **On high-volume, high-frequency #10 bus line with stop on corner**
- **Vibrant commercial/residential mix neighborhood**
- **Lots of foot traffic from nearby businesses and eateries**

Call now for your personal showing.

Contact Kurt Nowacki direct at: 612.227.6163.

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