



Dinkytown Commons

317-319 14th Ave SE,
Minneapolis, MN

Retail For Lease



Accelerating success.

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

Terese Reiling

Vice President
+1 952 897 7738
terese.reiling@colliers.com

Property Highlights

- Prime Dinkytown Retail or Service opportunity
- Surrounded by dense student housing
- Street front on main foot traffic from 14th Ave SE to U of M campus
- Close proximity to U of M sporting events at Siebert Field, Huntington Bank Stadium, Mariucci Arena and Williams Arena.



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	41,016	221,591	501,325
Median HH Income	\$40,777	\$63,199	\$75,043
Average HH Income	\$75,944	\$95,322	\$107,395
Daytime Population	56,136	375,896	623,730

Description

Prime retail storefront in highest foot traffic part of Dinkytown

Year Built

1984

Available

317: 612 RSF (538 Usable SF)

319: 2,702 RSF (2,495 Usable SF) - Available 10/1/2025

Lease Rate

Negotiable

2025 Expenses

\$ 5.78 PSF - CAM

\$ 9.24 PSF - Taxes

\$15.02 PSF - Total

Traffic Count

14th Avenue SE: 3,452 vehicles per day

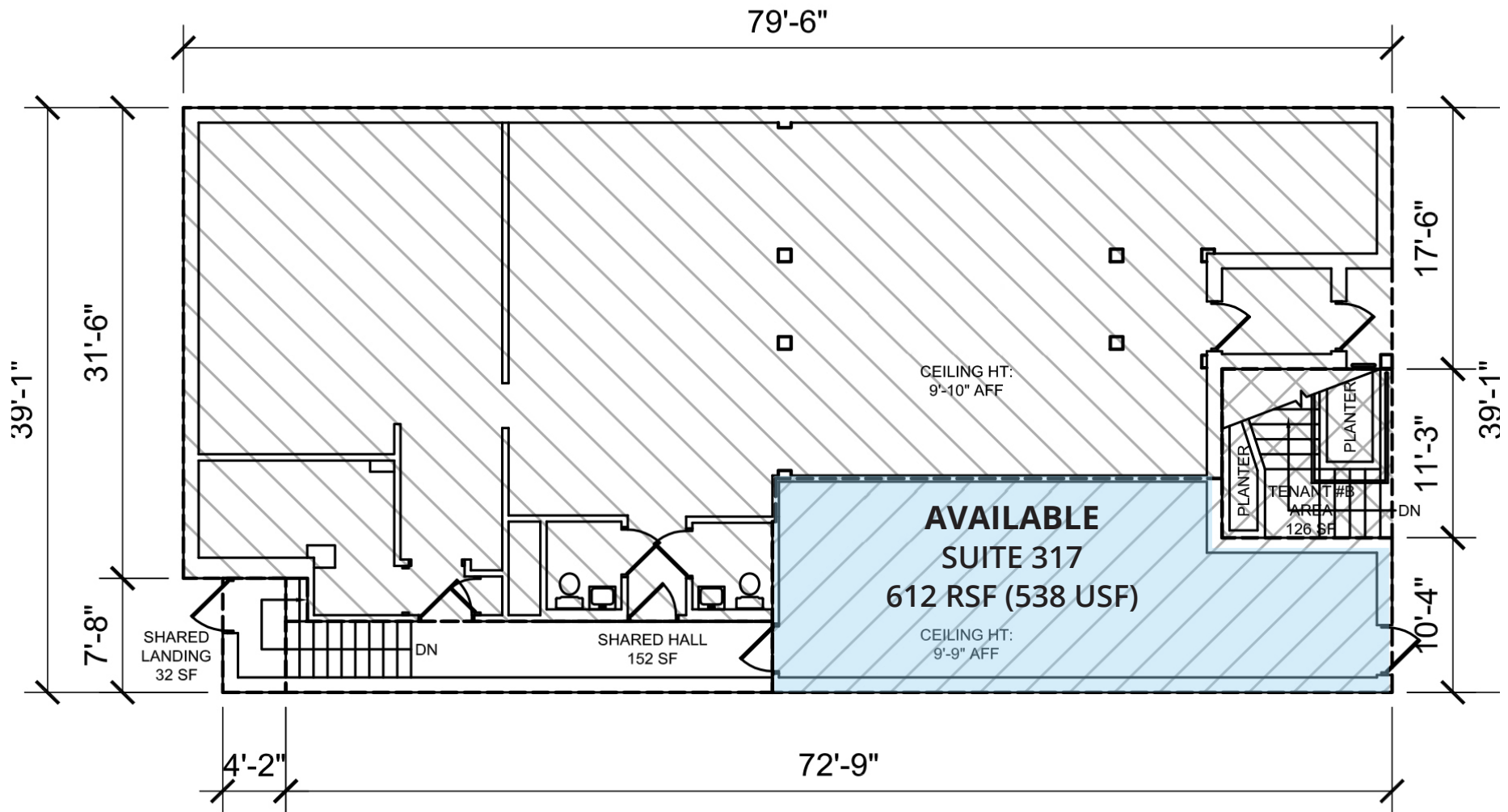
4th Street SE: 12,365 vehicles per day

Area Tenants



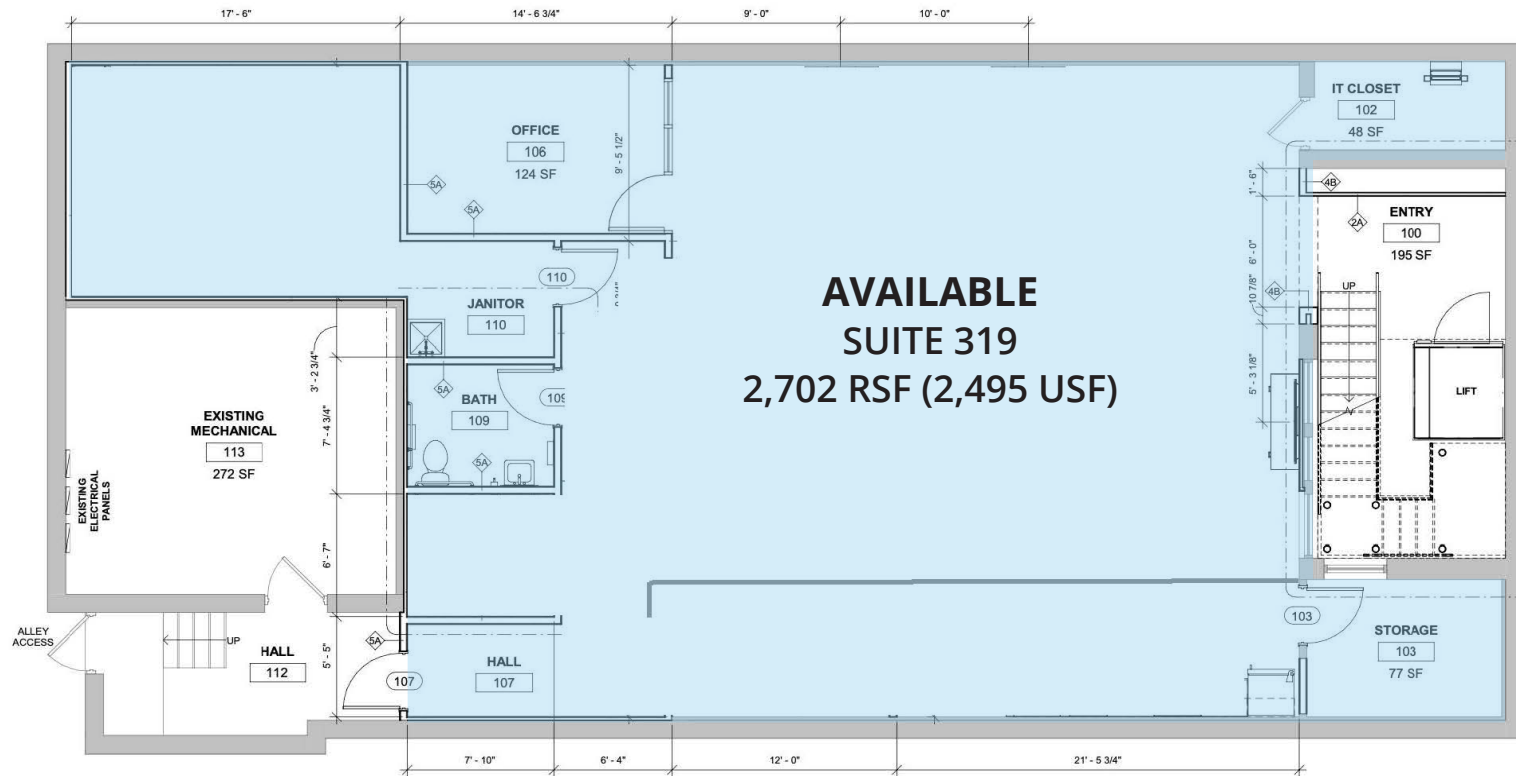
Floor Plan

Street Level



Floor Plan

Lower Level



Location Overview

4th St SE
12,365 vpd

14th Ave SE
3,452 vpd



