

# BLOCK E RETAIL SPACE

## FOR LEASE

600 HENNEPIN AVENUE  
DOWNTOWN MINNEAPOLIS




### FORMER BORDERS BOOKS - 24,563 SF ON 2 LEVELS

#### DEMOGRAPHICS - 2007(EST.)

	.5 MILE	1 MILE	1.5 MILE
POPULATION:	6,549	21,665	44,299
MEDIAN AGE:	32.4	31.5	31.3
AVG. HH INCOME:	\$55,319	\$51,657	\$46,888
DAYTIME POPULATION:	7,079	35,477	146,005

LEVEL 1: 11,423 SF  
LEVEL 2: 13,140 SF

  
A GORDON BROTHERS GROUP COMPANY

CONTACT  
**FRED BURSTEIN**  
(973)992-4996

OR

  
COMMERCIAL REAL ESTATE

CONTACT  
**JAMIE COHEN**  
(763)847-6669

# ABOUT BLOCK E

The entire block is currently occupied by an enclosed shopping and entertainment mall of the same name, Block E, which was developed by McCaffery Interests, a Chicago-based real estate developer, and constructed in 2001. The mall houses establishments such as **Shout House Dueling Piano Bar**, **Hooters**, **Applebee's** restaurant, **Hard Rock Cafe**, **GameWorks** restaurant/arcade and a **Kerasotes** movie theater. The **five-star Graves 601 luxury hotel** occupies a majority of the block's frontage on First Avenue, and is 22 stories high. Local **upscale restaurant and night club Bellanote** is on First and Sixth Street. Other chains include **Jimmy John's**, **Starbucks**, **Coldstone Creamery**, and **GameStop**.

The new Block E is accessible from street level, and loosely models itself after buildings which previously existed on the site (specifically on Hennepin). The development also serves as an important link in Minneapolis's skyway system, connecting Target Center to City Center and is 2 blocks south of the Warehouse District/Hennepin Avenue light rail station on the Hiawatha line.



## 2007 TRAFFIC COUNTS

- Hennepin Ave.: 14,800 VPD
- 7th Street: 15,000 VPD
- 1st Avenue: 23,600 VPD
- 6th Street: 10,000 VPD

FORMER BORDERS BOOKS  
STREET LEVEL & 2ND LEVEL

CONTACT  
**JAMIE COHEN**  
**(763)847-6669**  
 **PARK MIDWEST**  
COMMERCIAL REAL ESTATE

OR

CONTACT  
**FRED BURSTEIN**  
**(973)992-4996**  
**DJM Realty**  
A GORDON BROTHERS GROUP COMPANY

