



**WELLINGTON**  
MANAGEMENT

6023 Nicollet Avenue  
Minneapolis, MN 55419

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## Nicollet Goodwill





Fully Occupied

Owner, Developer, Manager, Leasing

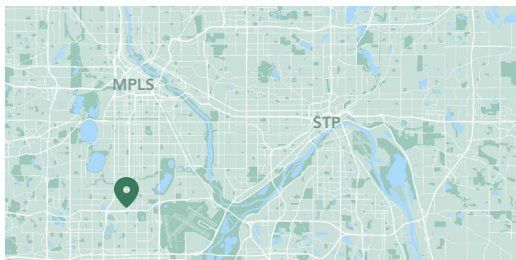
21,000 SF total; 0 SF available

Two-story retail building

36 surface stalls, drive-thru

Built in 2013

Windom Neighborhood



## Urban department store-inspired retail for our South Minneapolis neighbors.

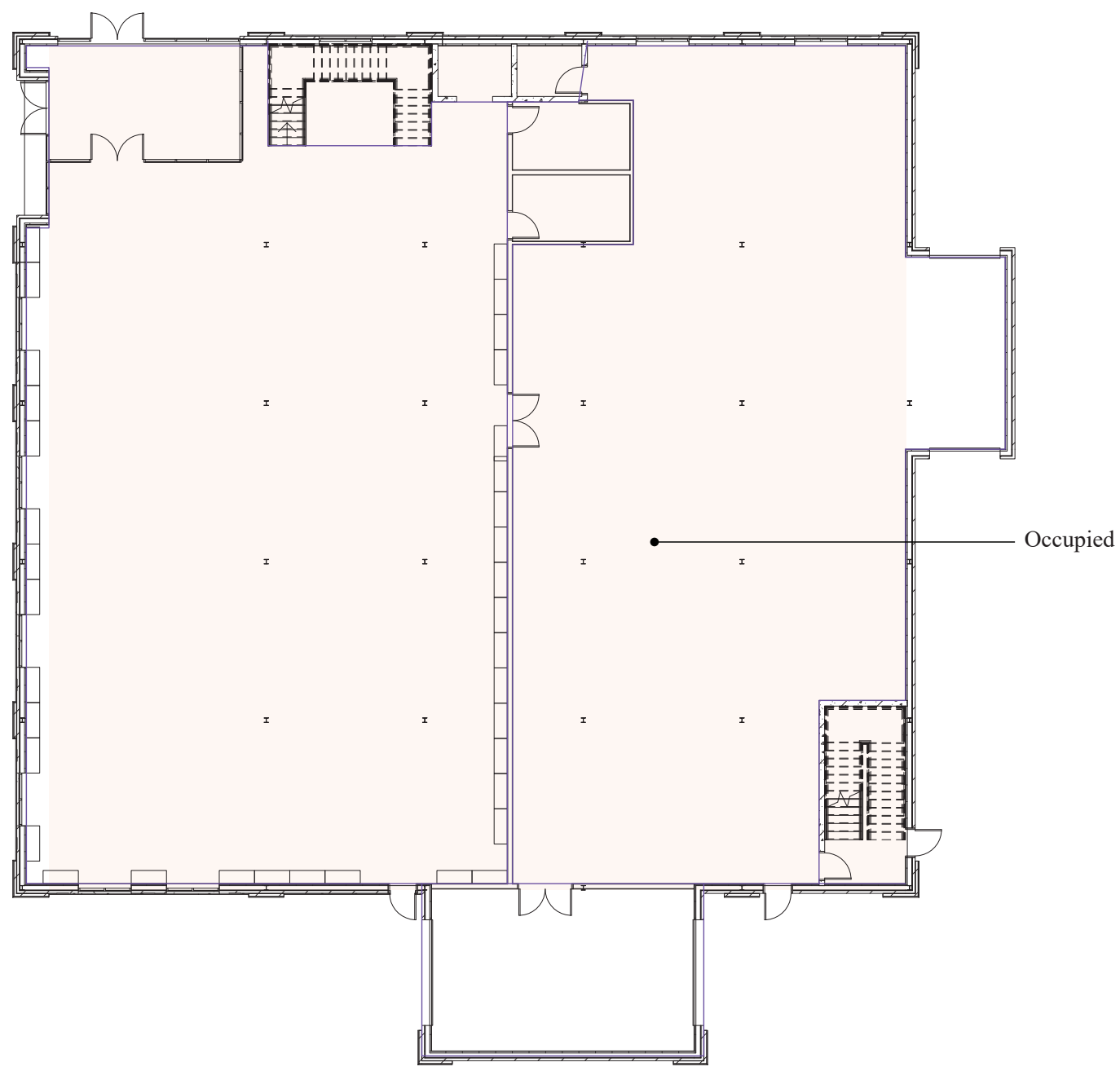
Nicollet Goodwill is an impressive single-tenant retail building located near the intersection of 60th Street and Nicollet Avenue. This was Goodwill's first urban two-story retail store in Minnesota, as well as the company's first location within Minneapolis city limits. The architecture was inspired by traditional urban department stores with brick details and larger street side windows for views into the store on both levels. The property is surrounded by a diverse mix of other retailers and dense residential.

## HIGHLIGHTS

- Winner of the 2014 STARR Award in the "New Construction: Retail over 20,000 SF" category
- Neighbors include Cub Foods, Q Fanatic BBQ, Wild Minds Artisan Ale, among many others
- Great access to public transportation
- Signage exposure from Highway 35W
- Significant walkable residential development
- 12' clear height
- Drive-thru

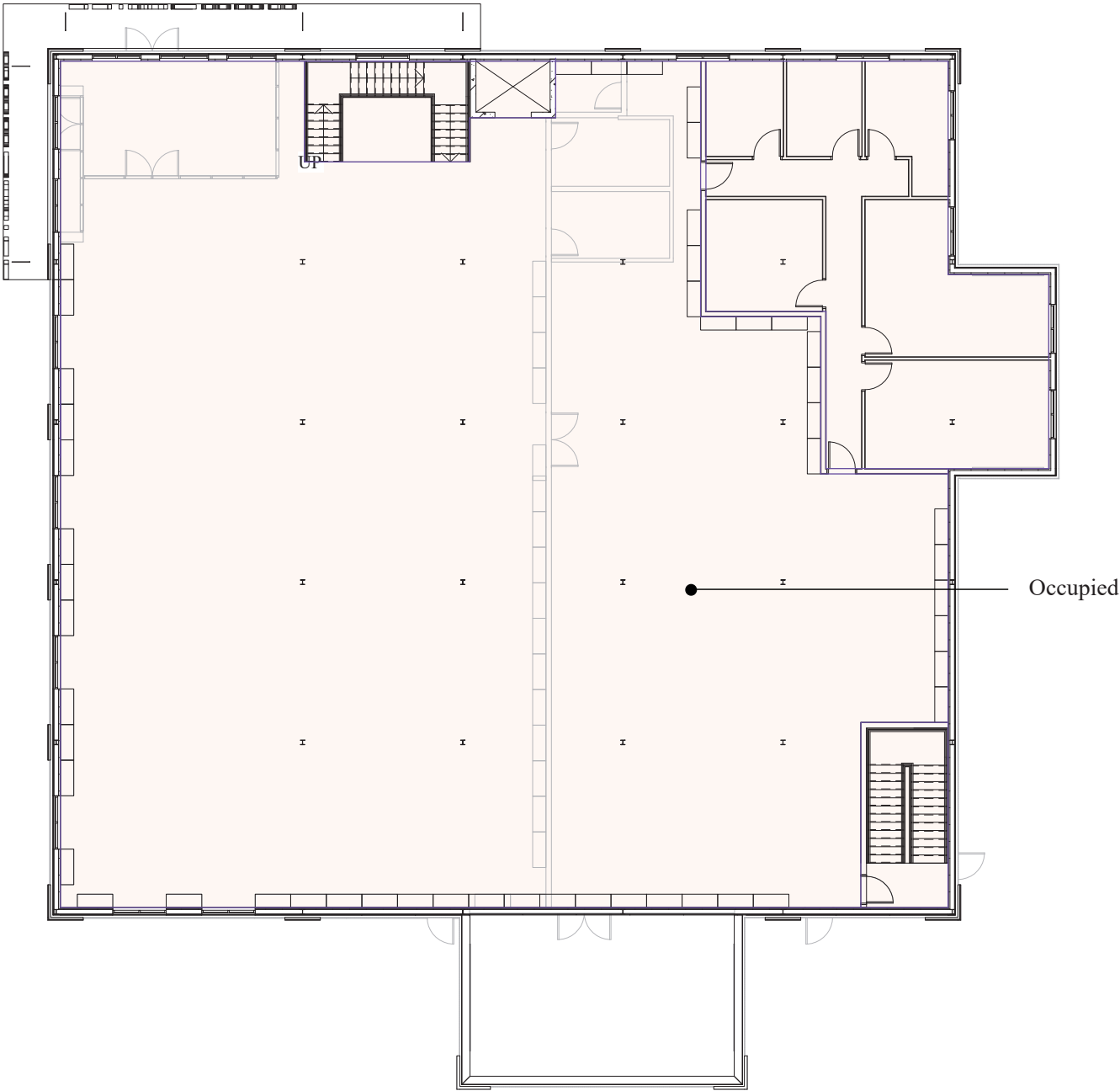
# Floor Plan - Floor 1

- Building Common Areas
- Available Space
- Occupied Space



# Floor Plan - Floor 2

- Building Common Areas
- Available Space
- Occupied Space





# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	17,617	142,826	372,526
HOUSEHOLDS	7,742	59,944	162,661
AVG. INCOME	\$101,917	\$116,887	\$106,422



## Hot Spots

- |   |                         |                            |                       |
|---|-------------------------|----------------------------|-----------------------|
| 1. Nicollet - Goodwill                        | 4. Mobil                | 7. Taqueria Victor Hugo #2 | 10. Dairy Queen       |
| 2. Cub Foods                                  | 5. Tangletown Crossfit  | 8. Wid Mind Ales           | 11. Speedway          |
| 3. Magnuson Sod/Klier's Nursery Garden Center | 6. Tailgate Sports Cafe | 9. Nicollet Park           | 12. Diamond Lake Park |

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PROPERTY MANAGER  
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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