

# PRIME FREEWAY PROPERTY

1501 Johnson St NE, Minneapolis, MN 55413

## 2.24 ACRES



Directly across from Jim Lupient water park.

- *Prominent visibility from Interstate 35W*
- *Easy access to 35W*
- *Average daily traffic: 220,000 vehicles (MNDot)*
- *Close proximity to the Quarry Shopping Center (Home Depot, Target, Cub Foods)*
- *Less than 10 minutes from downtown*
- *Trendy “Northeast” neighborhood*
- *Adjacent to Northeast Water Park and Rec Center*
- *Zoned CM2 (Corridor Mixed-Use) with Industrial Living Overlay approved*