

FOR LEASE

Icehouse Plaza

2548 Nicollet Ave, Minneapolis, MN 55404

Positioned at the intersection of Nicollet Avenue and 26th Street on Eat Street, this prime location offers a rare opportunity to step into a quick service food & beverage space and bring new energy to one of the city's most iconic dining destinations.



Building Size

31,621 SF

Year Built / Year Renovated

1914 / 2010

Space Available

1,647 SF

Rent Rate

Negotiable

CAM & Taxes

\$11.66/SF/yr

Icehouse Plaza

About the Property

Icehouse Plaza is a thoughtful redevelopment of both commercial and residential uses that create a dynamic urban environment to support locally owned businesses. The two historic brick properties that make up Icehouse Plaza foster a revitalization of the Whittier neighborhood, with a public plaza and outdoor green space for the community to enjoy, along with a vibrant mix of tenants including Icehouse, Luna & the Bear, Moonwater Gin Bar, Vertical Endeavors, Jasmine Deli, Kung Fu Tea, and a new BBQ concept set to make its debut in 2026.

Location

Located along Nicollet Avenue at the cross section of W 26th St, the area known as "Eat Street" offers an array of specialty cuisine and locally owned restaurants in either direction, coupled with retail, entertainment, and activities. Wesley Andrews Coffee, Jasmine 26, Pimento Jamaican Kitchen, Quang, and Centro are all steps away, along with many more Eat Street favorites. This vibrant location allows for a variety of transportation options with easy access from all parts of the MSP metro area. Just blocks from I-35 W, Midtown Greenway, the Minneapolis Institute of Art, and plenty of parks, the area is highly connected and walkable. With close proximity to Uptown, Downtown Minneapolis, and South Minneapolis, this prime area is home to top talent and demographics.

- ✓ Historic detail and modern amenities
- ✓ Neighborhood charm with local tenants
- ✓ Located along Minneapolis claimed "Eat Street"
- ✓ Central plaza and greenspace
- ✓ Off street parking



Icehouse Plaza

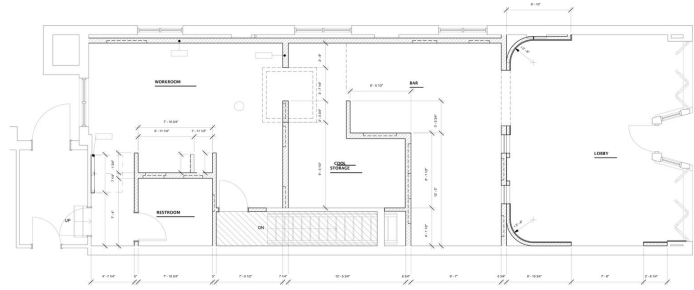
2542 Nicollet Ave

Rentable Area: **1,647 RSF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$11.66/SF/yr**



1ST FLOOR - FLOOR PLAN

Charming, established second generation quick serve coffee shop located on a prime corner in Minneapolis's vibrant Eat Street neighborhood.

- Prime corner visibility on Eat Street with plentiful natural light
- Front lobby for fast casual or online pickup
- Prep area, cold storage, workroom, and restroom in rear
- Perfect for deli or beverage concepts
- Parking in rear
- Co-tenants include Icehouse, Luna and the Bear, Vertical Endeavors, and Jasmine Deli



The Neighborhood

Eat Street

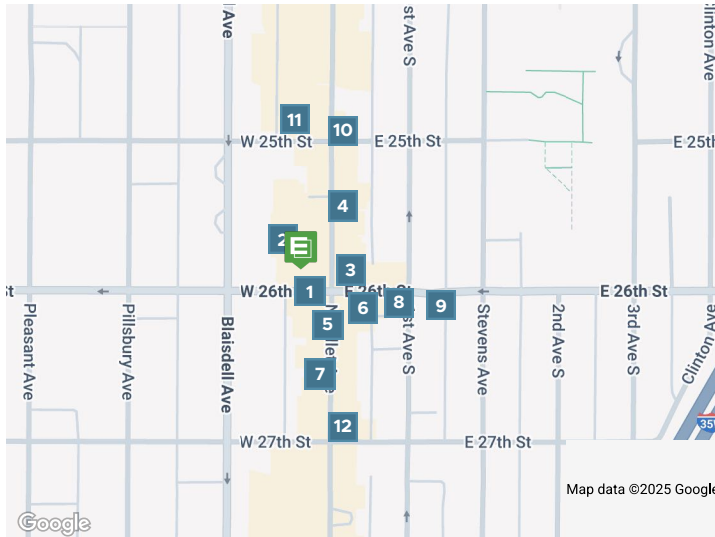
Whittier is a vibrant energetic neighborhood located one mile south of downtown Minneapolis, bounded by Franklin Avenue to the north, Interstate 35W to the east, Lyndale Avenue South to the west and Lake Street to the south. The neighborhood is most famous for the Nicollet Avenue commercial corridor, known as 'Eat Street.' The vast multicultural dining options include great Vietnamese, Italian, Middle Eastern, Latin, Somali, Caribbean and American, among others. Whittier and Eat Street have always attracted visitors looking for culinary adventure in addition to its one-of-a-kind mix of independent retail.



 **94**
WALK SCORE

 **62**
TRANSIT SCORE

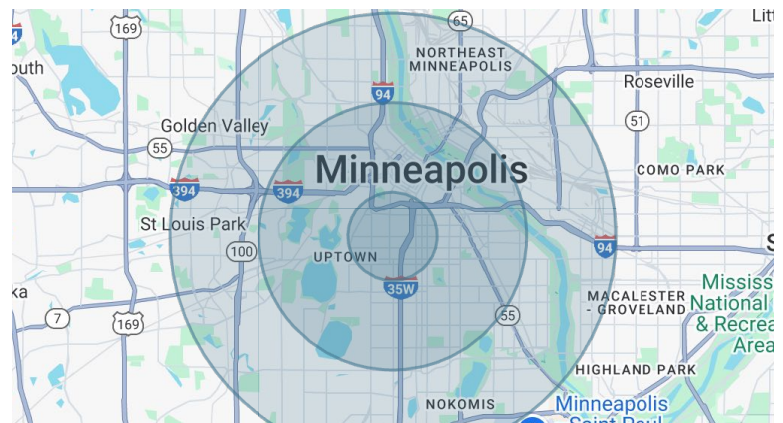
 **97**
BIKE SCORE



- 1 Starbucks
- 1 Luna & the Bear Events
- 1 Luna & the Bear - Kitchen & Libation House
- 1 Moonwater Gin Bar
- 1 Black Sheep Coal Fired Pizza
- 1 Cheapo Records
- 2 Vertical Endeavors–Minneapolis
- 3 Cross Bridge Noodle 过桥米线
- 3 Los Sanchez
- 3 Jasmine 26 Hot Pot Restaurant and Bar
- 4 Jasmine Deli
- 4 Icehouse
- 4 Pimento Jamaican Kitchen & Rum Bar
- 4 Pho 79
- 4 Caravelle Restaurant
- 4 KhunNai Thai Cuisine
- 4 The Copper Hen Cakery & Kitchen
- 5 Peninsula Malaysian Cuisine
- 5 Glam Doll Donuts
- 6 Black Forest Inn
- 6 Little Tijuana Neighborhood Lounge
- 7 Lu's Sandwiches
- 7 Christos Greek Restaurant
- 8 The Prodigal Public House
- 9 Wesley Andrews Coffee & Tea
- 10 Spyhouse Coffee Roasters | Whittier
- 11 Pho Hoa Noodle Soup (Minneapolis)
- 12 Harry Singh's Original Caribbean Restaurant

Demographics	1 Mile	3 Miles	5 Miles
Total population	56,888	262,288	515,067
Median age in years	31.8	32.3	33.7
Total households	29,931	123,190	229,961
Median household income	\$55,874	\$72,233	\$81,563
Average household size	1.81	1.99	2.14
Average home value	\$497,943	\$529,353	\$516,885

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

