

CALHOUN SQUARE ■ Minneapolis, Minnesota

For over 20 years, Calhoun Square has been an anchor of Uptown Minneapolis. Located at Lake Street and Hennepin Avenue, it continues to add to Uptown's lively and upbeat business district.

Uptown is a popular, eclectic and vibrant neighborhood. Thriving in this neighborhood are restaurants, large and small, movie theaters, professional offices, retail stores, coffee shops and more than 31,000 residents within a one-mile radius.

Calhoun Square is the place to be in Uptown with its mix of independent boutiques, restaurants and entertainment, providing customers a distinct and memorable experience.



THE PROPERTY

■ Calhoun Square, an urban mixed-use center, will be 320,000 square feet once redeveloped.

■ A strong, diverse tenant mix offers customers a variety of unique shopping, entertainment and dining options.

■ It is a destination point for urbanites and suburbanites, for young entrepreneurs, for hip families and trendy empty-nesters.

■ To create an even greater presence in the area, revitalization efforts are underway to expand the tenant mix, add more parking and integrate residential into the property.

HIGH TRAFFIC LOCATION

■ Located just minutes from Downtown, at the intersection of Lake Street and Hennepin Avenue with average daily traffic counts ranging from 15,000-30,000.

■ Uptown is an eclectic and energetic area visited daily and weekly by nearby and suburban residents.

■ It is host to the nationally acclaimed annual Uptown Art Fair which draws over 300,000 art lovers.

■ Calhoun Square is at the heart of this commercial and residential district and is surrounded by other key retailers such as Gap, Urban Outfitters and MAC Cosmetics.

■ Other key restaurants in the area include Chino Latino, Stella's Fish Cafe, Panera Bread, Cold Stone Creamery, Williams Pub, Old Chicago and Campiello.

DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Estimated Population (2004)	31,035	202,404	434,778
Estimate Households	17,448	96,548	198,010
Est. Avg. Household Income	\$61,344	\$61,981	\$61,701
Median Home Value (2000)	\$240,053	\$178,342	\$152,375
Total Number of Businesses	1,281	14,695	24,732
Total Number of Employees	12,345	202,726	388,560



JOIN THESE MINNEAPOLIS ICONS

■ The strong and diverse tenant mix at Calhoun Square speaks to the individuality of its customers.

■ For 20+ years, **Figlio Restaurant and Bar** has been catering to the city's most diverse and discerning diners.

■ A seven-time winner of "The Best of the Twin Cities" shoe store award, **BayStreet Shoes** and Calhoun Square's newest women's boutique, **Ivy**, both cater to the fashion forward men and women in the Uptown area and nearby suburbs.

■ The experienced gourmet or the first time chef can have a field day at **Kitchen Window**, the region's premier kitchen store, or in **Kitchen Window's Culinary Arts School and Event Center**.

■ Calhoun Square is the place to be. Customers enjoy mornings browsing over the latest best sellers at **Borders Books** with a cup of coffee from **Starbucks**, spend a night out with friends with "butt'rockin' blues" and BBQ at **Famous Dave's**, enjoy sushi and sake at **Sushi Tango** or take in a late comedy show at **Comedy Sportz**.

■ For all tastes, Calhoun Square caters to the needs of its unique customers.

101 Blu	Jimmy Johns
Agan Traders	Kitchen Window
Bay Street Shoes	La Veranda Floral
Bear North Knitting	Little River Creations
Beezwax Candles & Gifts	Main Street Outfitters
Borders Books	Maud Borup
Bremer Bank	Proex
Caruso's Gelato Café	Sara Cura
Express	Starbucks
Figlio	Status
Fixery	Sox Appeal
GNC	Sushi Tango
Golden Leaf	The Independent
Golden Nails	Uptown Traders
Healing Source	Urban Traveler
Ivy	Vision World



For more information on current leasing opportunities, visit Calhoun Square's website at www.calhounsquare.com.

