

LEASING PERKS

- 4,100 square feet situated on the ground floor, at the corner of Franklin and Portland Avenues
- \$18 per square foot
- 10 designated stalls of parking
- October 2008 occupancy
- Ideal location in densely-populated, diverse South Minneapolis neighborhood 10 blocks from downtown
- Intersection serves as a thoroughfare to Uptown, Downtown, St. Paul, and surrounding suburbs
- Located along bus routes and close to the Light Rail
- Charter wine/beer license possible



Children's Village Center (left) and the Jourdain— Phases I and II of the Franklin-Portland Gateway Development

HOPE
Community

Contact **George Strikos**
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611 East Franklin Avenue
Minneapolis, MN 55404
Phone: 612.874.8867
www.hope-community.org

Hope Community is building a sustainable neighborhood model through community organization, active education, leadership and affordable housing development.

Wellstone

FOR LEASE
NEIGHBORHOOD
RESTAURANT
SPACE

The



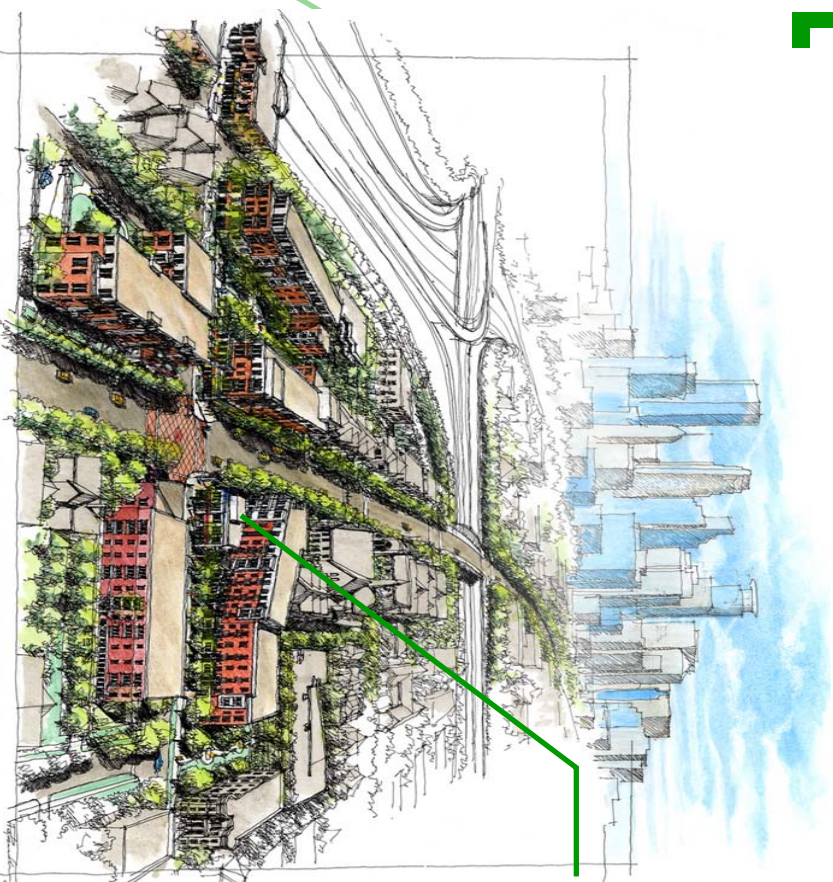


Rendering courtesy of UrbanWorks Architecture.

THE RESTAURANT AT THE WELLSTONE

Hope Community invites you to make your restaurant part of the exciting Franklin-Portland Gateway Development, which is adding 278 new units of housing to the densely-populated Phillips neighborhood. The Wellstone's completion in Fall 2008 presents a business opportunity for a neighborhood-style restaurant in a great location. Our diverse neighborhood is a crossroads for Minneapolis and the metro area. Local properties range from single-family homes to small multi-family residences and from small businesses to churches and Peavey Park, just ½ block away. A friendly place to stop by on your way to work or to visit as a family would be ideal for this location.

THE FRANKLIN-PORTLAND GATEWAY A PLACE FOR EVERYONE



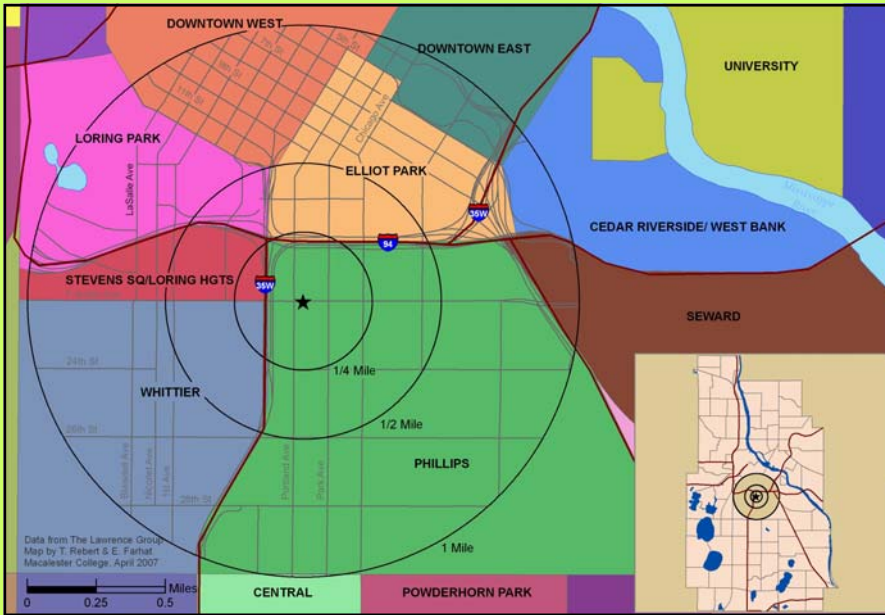
THE WELLSTONE

- Phase III of the Franklin-Portland Gateway
- Located in the vibrant and active Phillips neighborhood in South Minneapolis
- High quality: a mixed-income, mixed-use project that provides a family/pedestrian/transit-friendly and green-oriented place to live and work
- Provides urban density: 49 units of mixed-income rental housing and approximately 7,100 square feet of commercial and community space

YOUR NEW
RESTAURANT
HERE!

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The Wellstone



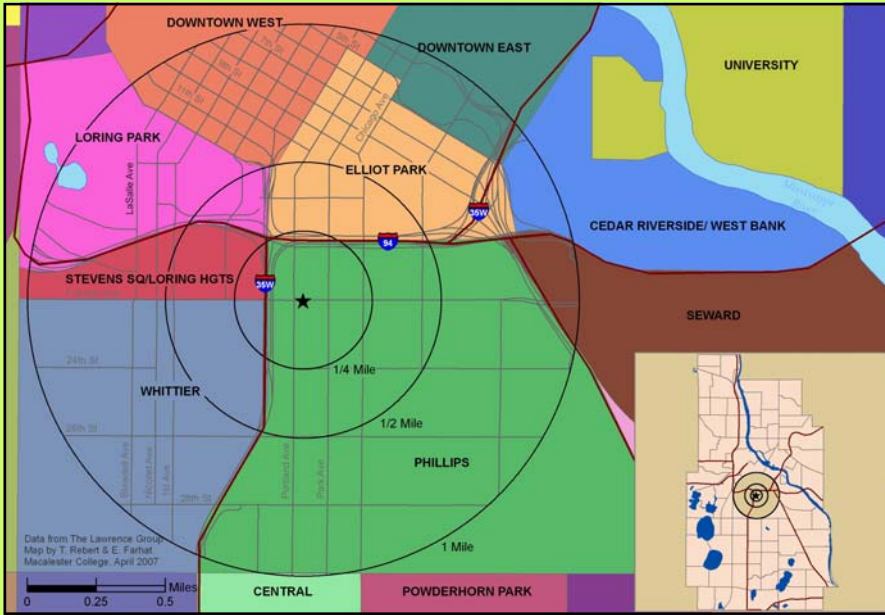
NEIGHBORHOOD DIVERSITY INFORMATION

The Wellstone site is in the incredibly diverse Ventura Village neighborhood, which is part of the larger Phillips neighborhood. The new restaurant at the Wellstone will be within 1 mile of the Whittier, Stevens Square, Loring Park, Downtown West, Downtown East, Elliot Park, Cedar Riverside and Seward neighborhoods.

<u>Ethnicity</u>	<u>% in Phillips</u>	<u>% in Ventura Village</u>
White	31.6%	31.1%
Black	29.4%	34.2%
Latino	22.1%	19.1%
Native American	11.9%	10.6%
Asian	6.1%	4.5%

Source: US Census Data, 2000.

The Wellstone



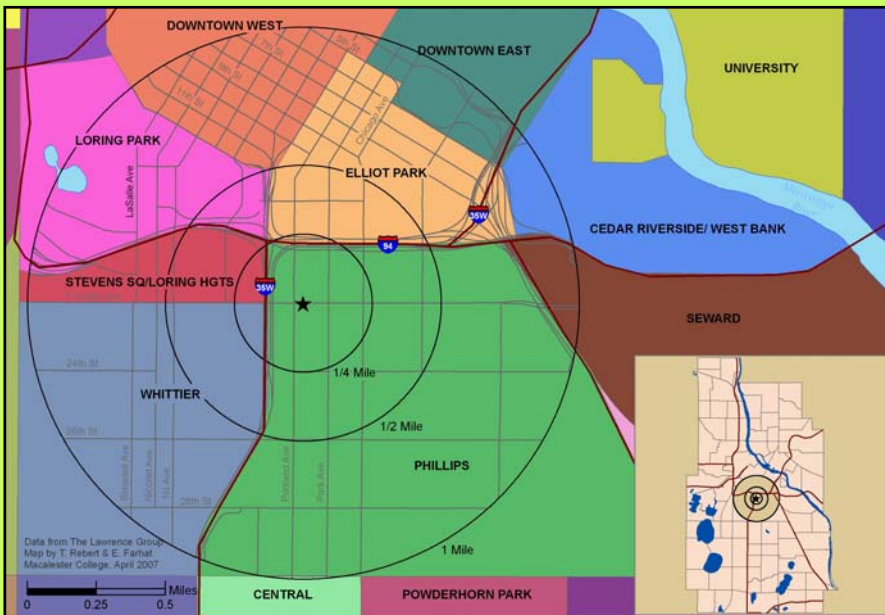
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