

**Working together to strengthen
the East 38th Street and
Chicago Avenue Corridors!**

Neighborhood resources

Bancroft Neighborhood Association
www.bancroftneighborhood.org
612-724-5313

Bryant Neighborhood Organization
www.neighborhoodlink.com/minneapolis/bryant
612-824-3453

Central Neighborhood Development Organization
www.candompls.org
612-824-1333

Powderhorn Park Neighborhood Association
www.ppna.org
612-722-4817

The 38th and Chicago Business Association

Community Partners

Eighth Ward Council Member Elizabeth Glidden
www.ci.minneapolis.mn.us/council/ward8/

Metropolitan Consortium of Community Developers
www.mccdmn.org

Minneapolis Community Planning and Economic Development
www.ci.minneapolis.mn.us/cped/

Nexus Community Partners
www.nexuscp.org

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South of Lake

EAST 38TH STREET / CHICAGO AVENUE

Good places to do business



Here is why you should locate your business along our corridors

A great location

We are close to Downtown, Lake Street, the Midtown Exchange and the local hospitals, with a great mix of businesses, art organizations and community groups.

Strong, vibrant neighborhoods

Our corridors serve a group of strong, vibrant South Minneapolis neighborhoods including Powderhorn Park, Central, Bancroft, and Bryant. This area is home to a population of over 30,000 with more than 12,000 households. The median household income in the area in 2009 was just under \$55,000, up from under \$40,000 in 2000.

Good transportation access

The corridor's 38th Street is a major thoroughfare, carrying about 10,000 cars per day. Easy access to I 35W gives the corridor high visibility for commuters and area residents, alike.



Metro Transit's Number 23 bus travels along 38th Street, connecting the Hiawatha LRT 38th Street station to the Uptown Transit Center. The Number 5 bus travels down Chicago Avenue, connecting the Brooklyn Center Transit Center with the Mall of America. The Number 5 bus has the highest ridership of any line in the city.

The corridor has good bicycle access with north/south bike routes along Park and Portland Avenues extending into Downtown. The Midtown Greenway, north of Lake Street is just a short ride away from 38th Street, and a new east-west bike route along 40th Street will be constructed in 2010.

Competitive occupancy costs

Gross lease rates for commercial properties, depending on location and condition, generally range from \$10 to \$14 per square foot annually. When properties in the area are available for sale, the asking price has varied from \$50 to \$130 per square foot with an average just under \$95. Real estate prices along 38th Street and down Chicago Avenue tend to be significantly lower than comparable prices in other nearby commercial districts.

A commercial corridor on the move

Local businesses are investing in the future of our corridors. The results of these investments can be seen along Chicago Avenue at Cup Foods and the Stillwater Companies on the 3700 block and down the street at StevenBe's Yarn Workshop Garage and the South City Café on the 3400 block.



An emerging arts district

Our area is emerging as a key city arts district. The new Chicago Avenue Fire Arts Center at 3749 Chicago makes the corridor a metro-wide destination for such fire arts as sculptural welding, blacksmithing, glasswork, jewelry making, and bronze and metal casting. More than 100 local artists live and work in the nearby neighborhoods, home to Powderhorn Arts Fair and the Heart of the Beast May Day Parade.



A proud heritage

Starting in the early decades of the last century, the East 38th Street corridor has been an important center of African American life in Minneapolis. Today, the corridor reflects the growing multi-cultural nature of Minneapolis with African American, Latino, Somali/East African, Asian, and white neighbors and business owners. Key institutions that serve our diverse community include the Minneapolis Urban League, the Minnesota Spokesman-Recorder Newspaper, Lavender Magazine, and the Sabathani Center.

