

ICONIC UPTOWN FOR SALE OR LEASE



LAKE OF THE ISLES

1M-1.5M
ANNUAL

MIDTOWN GREENWAY

24,300 VPD

1,200
ROUTES/DAY

16,100 VPD

LAGOON AVENUE

12,700 VPD

W LAKE STREET 15,300 VPD

HENNEPIN AVENUE

UPTOWN ROW

BDE
MAKA SKA
(LAKE CALHOUN)

BRIM

BARBETTE

JOJO'S MEAT

L&B

RAINBOW UPTOWN

McDonald's

POPCORNS

The Wellbeing

FLOYD'S

HENNEPIN LAKE LIQUOR

ASHER

CVS

pinoli

LAKE GRIFFIN

DUST

CRANADA

MANAGERS & QUINN

SEVEN POINTS

CYCLEBAR

UPTOWN ROW

MOJO

THE FLY

PALM BEACH TAN

MATTRESS FIRM

at&t

RAGSTOCK

THE TASTING ROOM

KIM'S

BRIDGEWATER BANK

CHASE

LA FITNESS

PHENIX

Alina's Healthy

Alinda's

Alinda's

Alinda's

Alinda's

Alinda's

THE NEIGHBORHOOD

UPTOWN

Uptown is where the action's at! Dive into the electric vibes of the Hennepin Avenue Corridor, running from Hennepin & Lake straight to Downtown Minneapolis, and groove down the unique Lyndale Avenue Corridor that leads you right into the Lyn-Lake hotspot. It's the heart of hustle and bustle, blending commerce with chic city living. Plus, it's a breeze to zip around with easy access to major highways like I-35W, I-394, I-94, and MN-100.

Situated right by the stunning Bde Maka Ska and Lake of the Isles, Uptown is the go-to spot for chill vibes and outdoor fun.

The housing scene in Uptown is a cool mix, from grand lakeside mansions to charming vintage homes, duplexes, and multi-family buildings spanning the 1910s-2000s.

And let's talk business – Uptown's got it all! From indie gems and local favorites to big-name franchises and major retailers, there's something for everyone.

SNAPSHOT OF UPTOWN

- Population: 37,211
- Avg HH Income: \$105,573
- Median Age: 32

Come experience Uptown – where diversity, culture, and excitement collide!

Clientele

1 mile | 2022 Placer.ai est.



population
37,211



daytime pop
28,657



avg hh income
\$105,573



med age
32

household spending



recreation
\$3,774



travel
\$2,325



dining
\$4,315



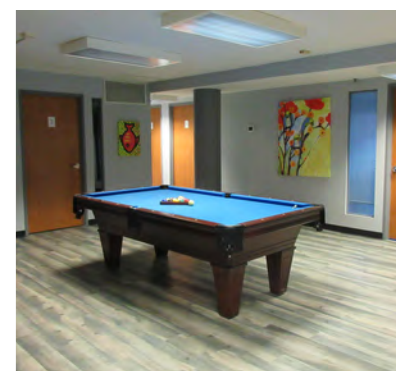
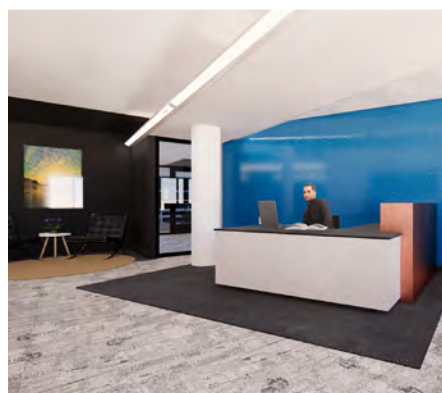
apparel
\$2,551

PROPERTY

INFORMATION

ADDRESS	2907-2911 Hennepin Ave S Minneapolis, MN 55408
DESCRIPTION	Retail / Office Building
SITE SIZE	8,210 sq. ft. (0.19 acres)
BUILDING SIZE	26,947 sq. ft.
FLOORS	Three (3) + basement
YEAR BUILT	1925 2019 Renovated
ZONING	CM4 - Destination Mixed-Use District
2040 ZONING	Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Multi-story development is required. Contiguous expansion of commercial zoning is allowed.





the Opportunity

First Floor

FIRST FLOOR	7,340 sq. ft
LOWER LEVEL	7,385 sq. ft.

Second Floor

100% LEASED	6,677 sq. ft.
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Third Floor

SUITE 300	5,545 sq. ft.
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Asking Rates

SALE PRICE	Negotiable
RENTAL RATE	Negotiable
CAM + TAXES	\$10.00 psf

Neighborhood retailers



office contact

NILS SNYDER | 612.240.7967

nsnyder@kenwoodcommercial.com



retail contact

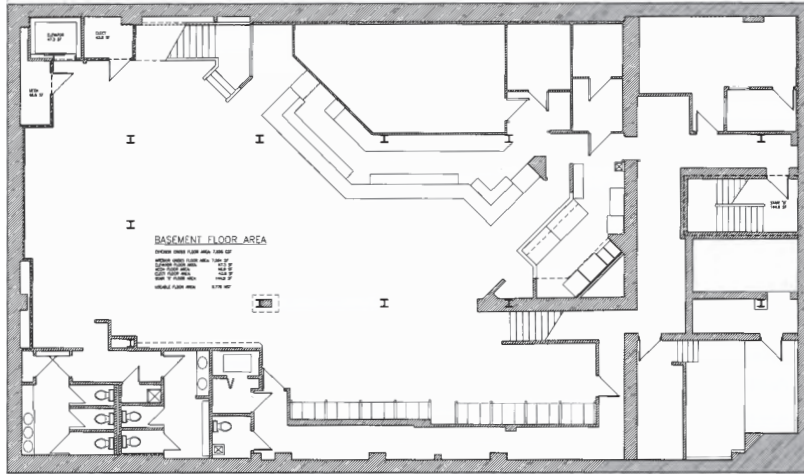
TONY STRAUSS | 612.359.1694

tony.strauss@transwestern.com



the Floor Plans

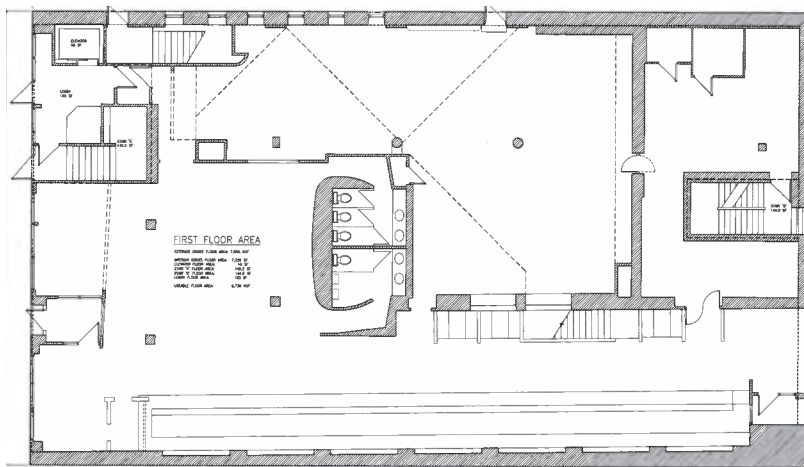
Lower Level



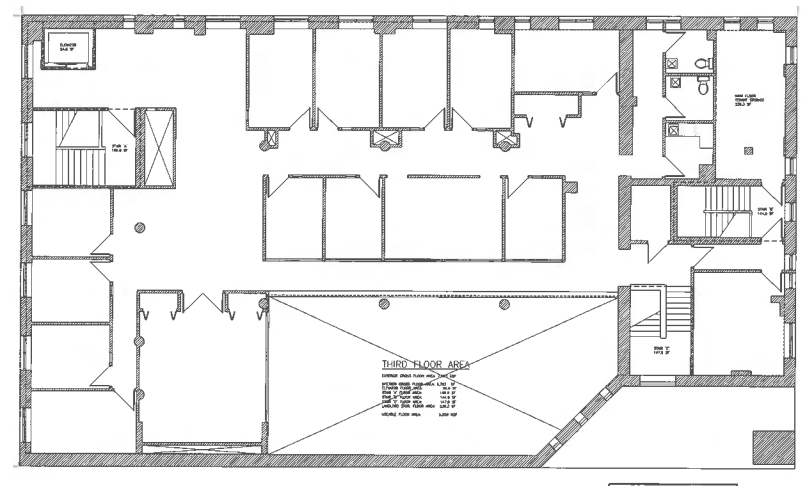
Second Floor



First Floor



Third Floor





retail contact

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