

# ICONIC UPTOWN FOR SALE OR LEASE

MONO

SCALING



**Williams**  
UP TOWN  
OF UTAH

E-CARS 80 DRAFT POOL WHISKY EVENTS PINBALL

**BRINNER**  
Coming Soon

LAKE OF THE ISLES

1M-1.5M ANNUAL

MIDTOWN GREENWAY

24,300 VPD

1,200 ROUTES/DAY

16,100 VPD

LAGOON AVENUE

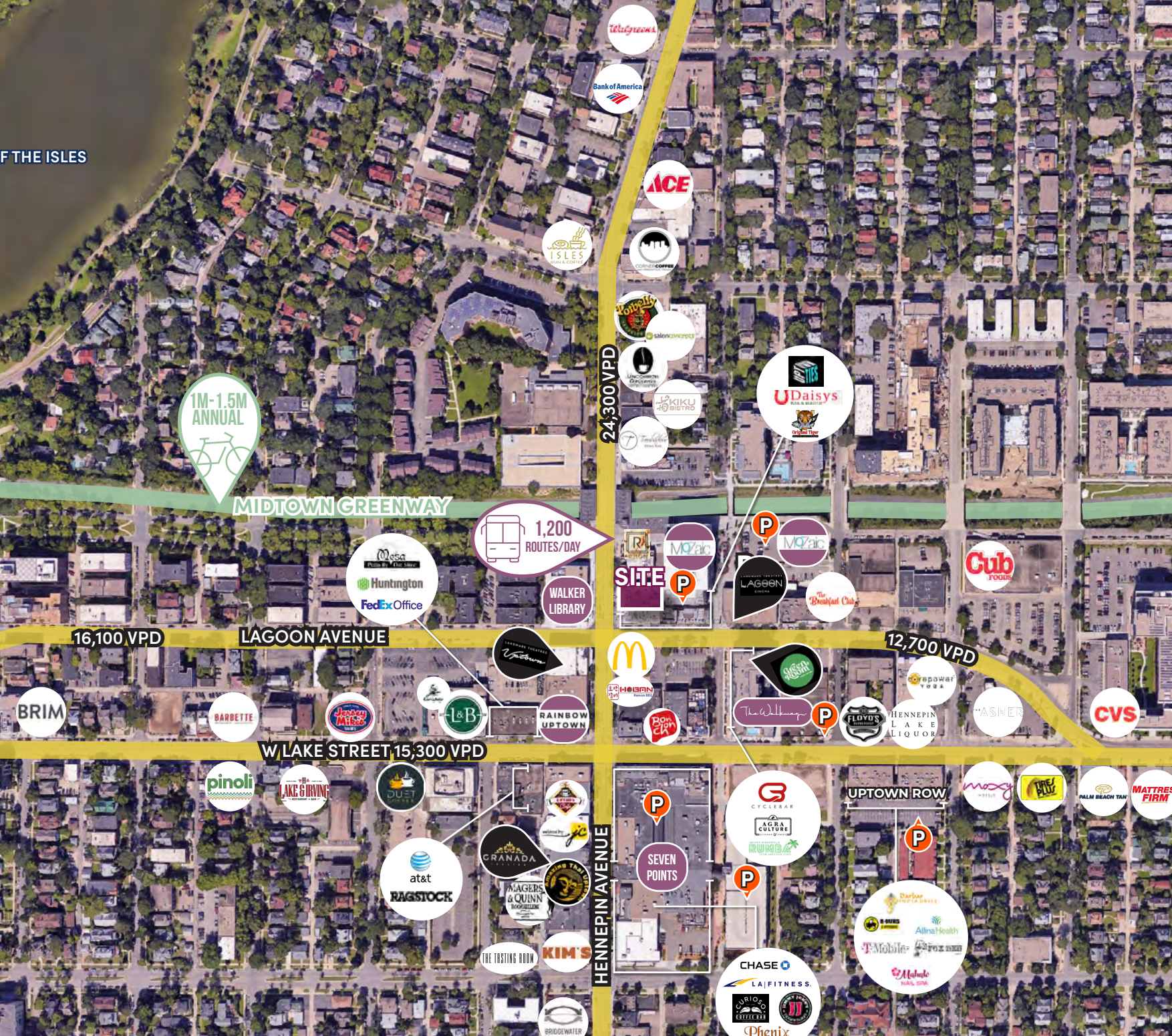
12,700 VPD

W LAKE STREET 15,300 VPD

HENNEPIN AVENUE

UPTOWN ROW

BDE  
MAKA SKA  
(LAKE CALHOUN)



Walmart

Bank of America

ACE

ISLES  
BREAD & COFFEE

COMES COFFEE

WOLFF'S

salon concepts

UACOMBS  
UNIVERSITY

KIKU  
RESTAURANT

UDaisys

SITE

Morano

LAGOON

The Breakfast Club

Cub  
FOODS

Mesa  
PRINT & COPY

Huntington  
FedEx Office

WALKER  
LIBRARY

UPSTOWN  
THEATRE

McDonald's

Green  
Wagon

power  
year

BRIM

BARBETTE

Jockey  
MEATS

L&B

RAINBOW  
UPTOWN

POPCORN

The Wellbeing

FLOYD'S  
LIQUOR

WASHER

CVS

pinoli

LAKE GARDENS

DUST

CRANADA

WAGERS  
& QUINN

KIM'S

at&t  
RAGSTOCK

THE TASTING ROOM

BRIDGEWATER  
BANK

SEVEN  
POINTS

CYCLEBAR

LAO  
CULTURE

RUMBA

CHASE

LA FITNESS

MOXY

THE PLAY

PALM BEACH TAN

MATRESS  
FIRM

Darbar  
PHOTOBUSINESS

Alina Health

Phenix  
Cakes Sweets

## 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**

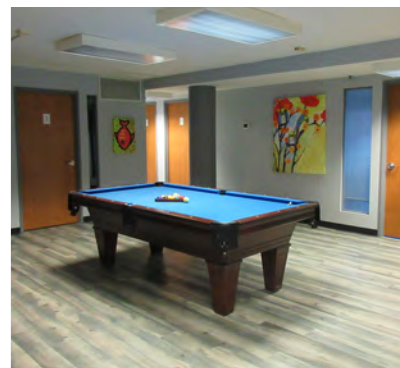
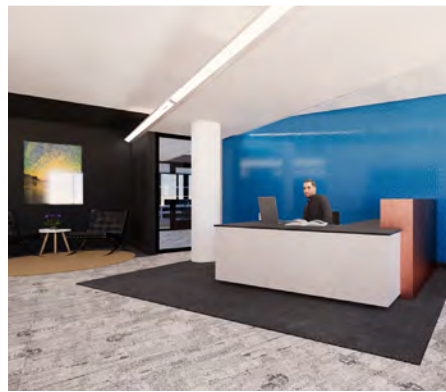
\$2,551

## PROPERTY

# INFORMATION

<b>ADDRESS</b>	2907-2911 Hennepin Ave S   Minneapolis, MN 55408
<b>DESCRIPTION</b>	Retail / Office Building
<b>SITE SIZE</b>	8,210 sq. ft. (0.19 acres)
<b>BUILDING SIZE</b>	26,947 sq. ft.
<b>FLOORS</b>	Three (3) + basement
<b>YEAR BUILT</b>	1925   2019 Renovated
<b>ZONING</b>	CM4 - Destination Mixed-Use District
<b>2040 ZONING</b>	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

SUITE 200	6,677 sq. ft.
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## Third Floor

SUITE 300	5,545 sq. ft.
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## Asking Rates

SALE PRICE	\$1,950,000
RENTAL RATE	Negotiable
CAM + TAXES	\$10.00 psf

## Neighborhood retailers



### office contact

**NILS SNYDER | 612.240.7967**

[nsnyder@kenwoodcommercial.com](mailto:nsnyder@kenwoodcommercial.com)



### retail contact

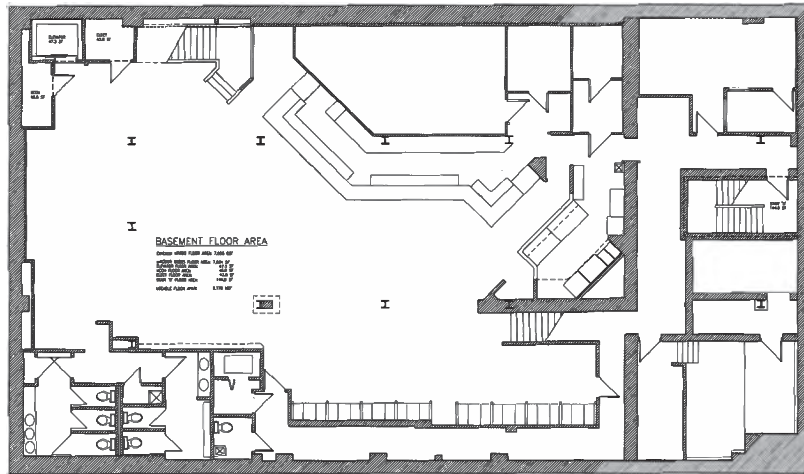
**TONY STRAUSS | 612.359.1694**

[tony.strauss@transwestern.com](mailto:tony.strauss@transwestern.com)

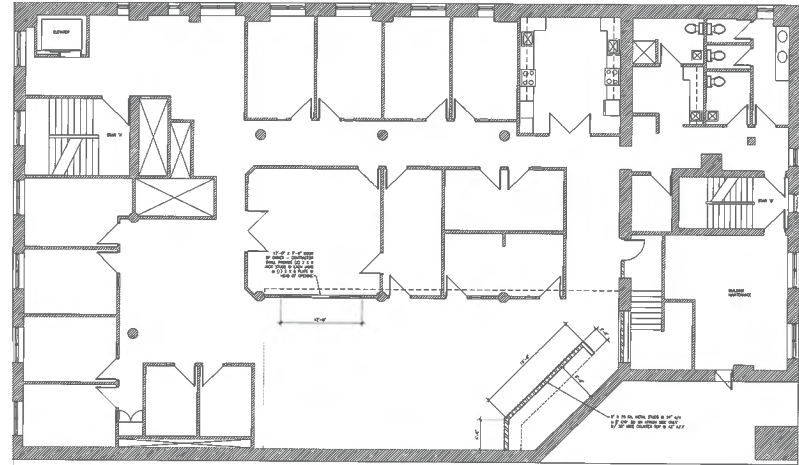


# the Floor Plans

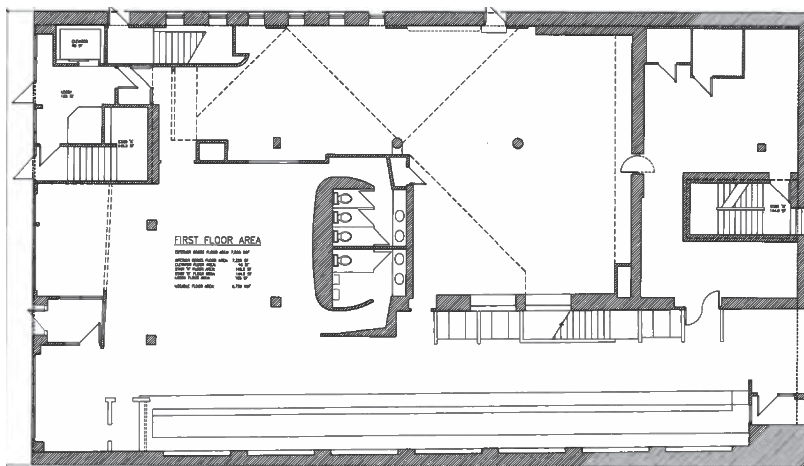
## Lower Level



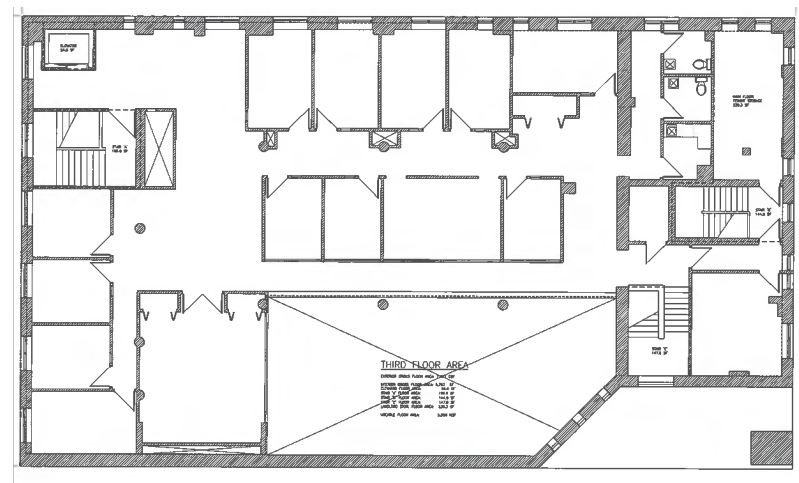
## Second Floor



## First Floor



## Third Floor





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