



**CALHOUN**  
**SQUARE**  
UPTOWN • MPLS







# WELCOME

Calhoun Square is a 171,279 square foot, dominant urban retail destination with an attached five-level, 730-car parking garage.

Calhoun Square is located at the “Main and Main” intersection in the heart of Uptown, Minneapolis’ vibrant commercial district. The Uptown neighborhood is known within the Twin Cities for its unique and eclectic mix of retail, restaurant and entertainment offerings. It is also one of the metro area’s most attractive urban areas to live due to its proximity to downtown, the city lakes, and the surrounding commercial amenities. Calhoun Square is a hub of neighborhood activity and is considered a local icon.

**3001 Hennepin Avenue South  
Minneapolis, Minnesota 55408  
612-824-1240**



# PROPERTY OVERVIEW

## EXCLUSIVE RETAILER SHOPS & RESTURANTS

Calhoun Square is a vibrant urban shopping center, a landmark in the heart of Uptown. Calhoun Square hosts both local, national and international retailers and restaurants, as well as a popular health club that attracts a high volume of regular guests.

Calhoun Square retailers exclusive to the Minnesota market:

CB2 | Nespresso Boutique | Arc'teryx | Timberland | Kitchen Window

## TOTAL RETAIL

171,279 sf

Retail spaces are available within the interior shopping center as well as street facing shops that support entry from both within the center and foot traffic from bustling Hennepin Avenue & Lake Street.

## PARKING

730 space parking ramp connected to the shopping center via skyway.

## LOCATION: Corner of Hennepin Avenue & Lake Street

3001 Hennepin Avenue South  
Minneapolis, Minnesota 55408







## **RETAIL**

Arc'teryx  
Blush By Kay  
CB2  
Francesca's Collection  
GNC  
H&M  
Kitchen Window  
Knight's Chamber  
Magnetic Originals  
Nespresso Boutique  
Sox Appeal  
Timberland  
Vision Works

## **SERVICES**

AT&T  
Bremer Bank  
Calhoun Nail Spa  
LA Fitness  
Oriental Acupressure

## **EATERIES**

Dogwood Coffee  
Famous Dave's  
Jimmy John's  
Libertine  
Peoples Organic  
Sushi Tango

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## **ADJACENT STREET RETAIL**

Apple | Paper Source | Victoria's Secret | Goorin Bros Hat  
North Face | Columbia Sportswear | Urban Outfitters | Mac Cosmetics  
American Apparel | Juut Aveda | John Fluevog Shoes | Fjallraven

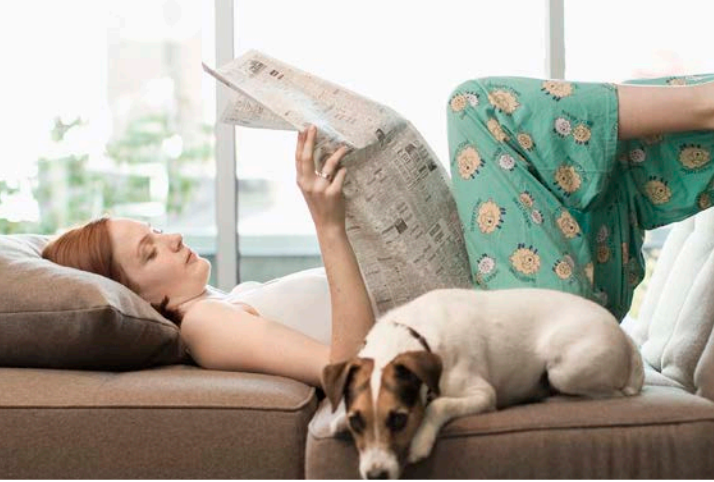




# UPTOWN RETAIL MAP







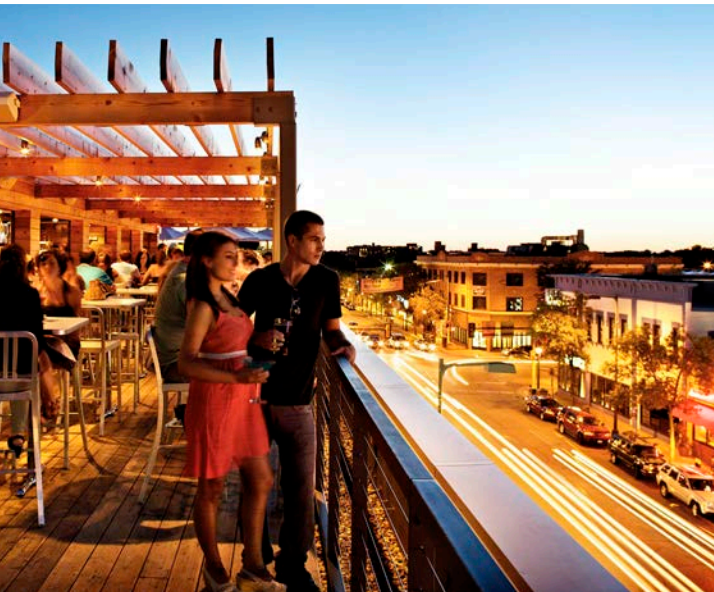
# DEMOGRAPHICS (1 MILE RADIUS)

TOTAL RESIDENTIAL POPULATION  
**30,045**

AVG HOUSEHOLD INCOME  
**\$62,320**

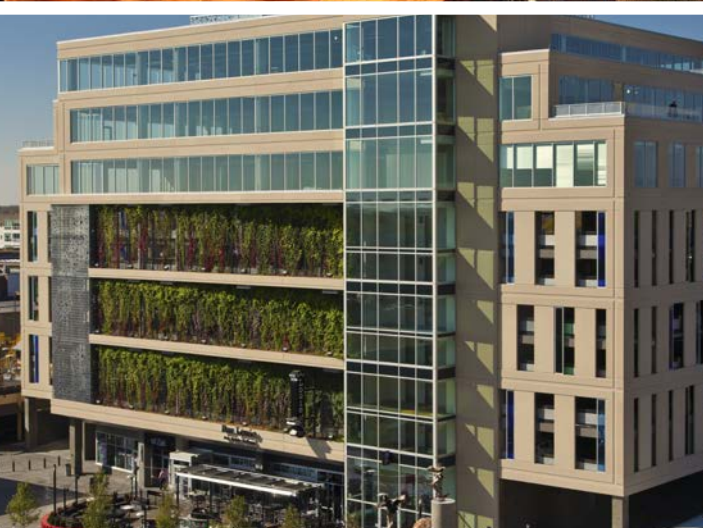
AVG HOME VALUE  
**\$355,895**

AVG DAILY TRAFFIC VOLUME



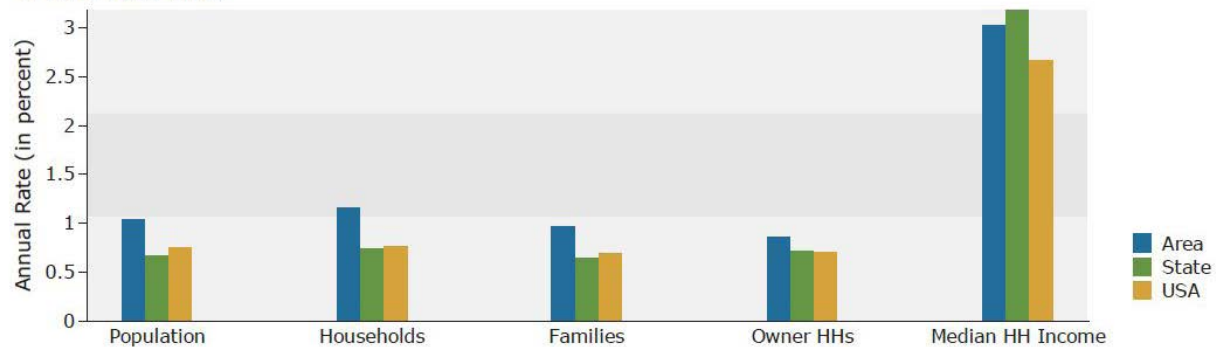
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



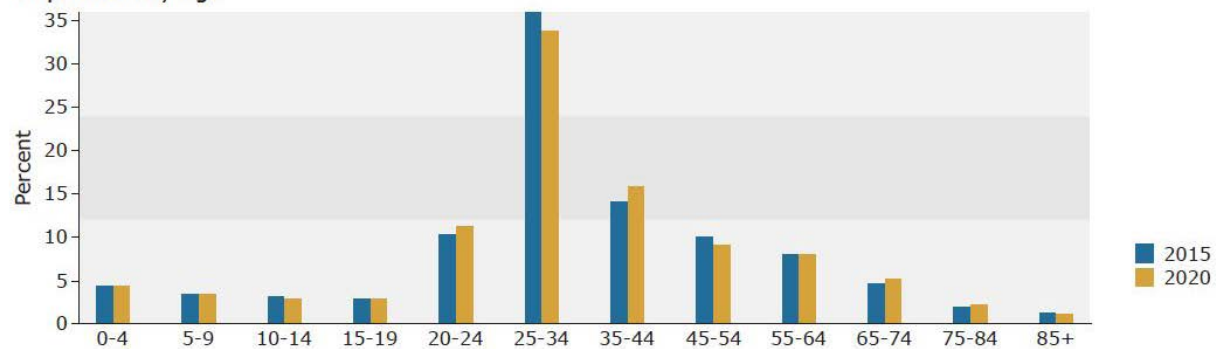


# DEMOGRAPHICS (1 MILE RADIUS)

Trends 2015-2020



Population by Age







# UPTOWN MINNEAPOLIS

Uptown is an eclectic, vibrant, business, entertainment, and constantly changing area. Restaurants, large and small, thrive in Uptown, along with movie theaters, professional offices, retail stores, coffee shops and more than 30,000 residents. Located minutes from downtown and adjacent to the Chain of Lakes, Uptown offers the best qualities of urban living. The Chain of Lakes attract 5.5 million visitors a year.

In the past five years Uptown has also emerged with the dominant shopping destination in the region with an influx of nationally recognized, cutting edge retailer in the openings of Apple, North Face, American Apparel, Columbia Sportswear, CB2, H&M, Goorin Brothers Hat Shop and John Fluevog Shoes to name a few. These fine retailers are located on Hennepin Avenue or Lake Street, further establishing Calhoun Square's position as the dominant retail intersection in the region.

The presence of these retailers elevates the neighborhood to a regional shopping and dining destination more in-line with fashionable urban shopping districts around the country such as Lincoln Park, Georgetown, Third Street Promenade and Newbury Street in their early stages of evolution into world-class shopping and entertainment districts.

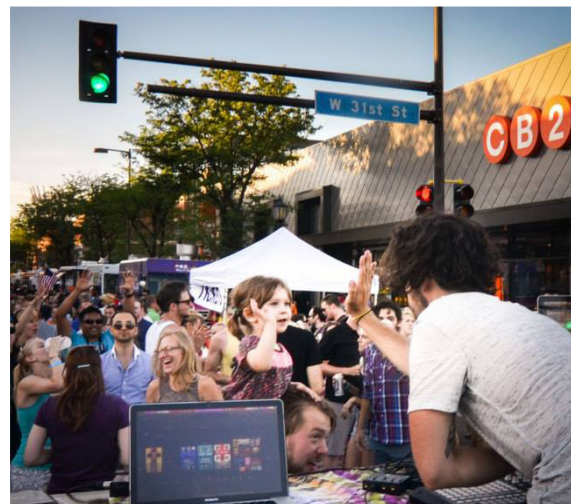






# EVENTS

Each year, Uptown is home to award winning, nationally recognized events and street fairs that draw significant crowds to the area, most of which happen inside, directly outside or surrounding Calhoun Square.

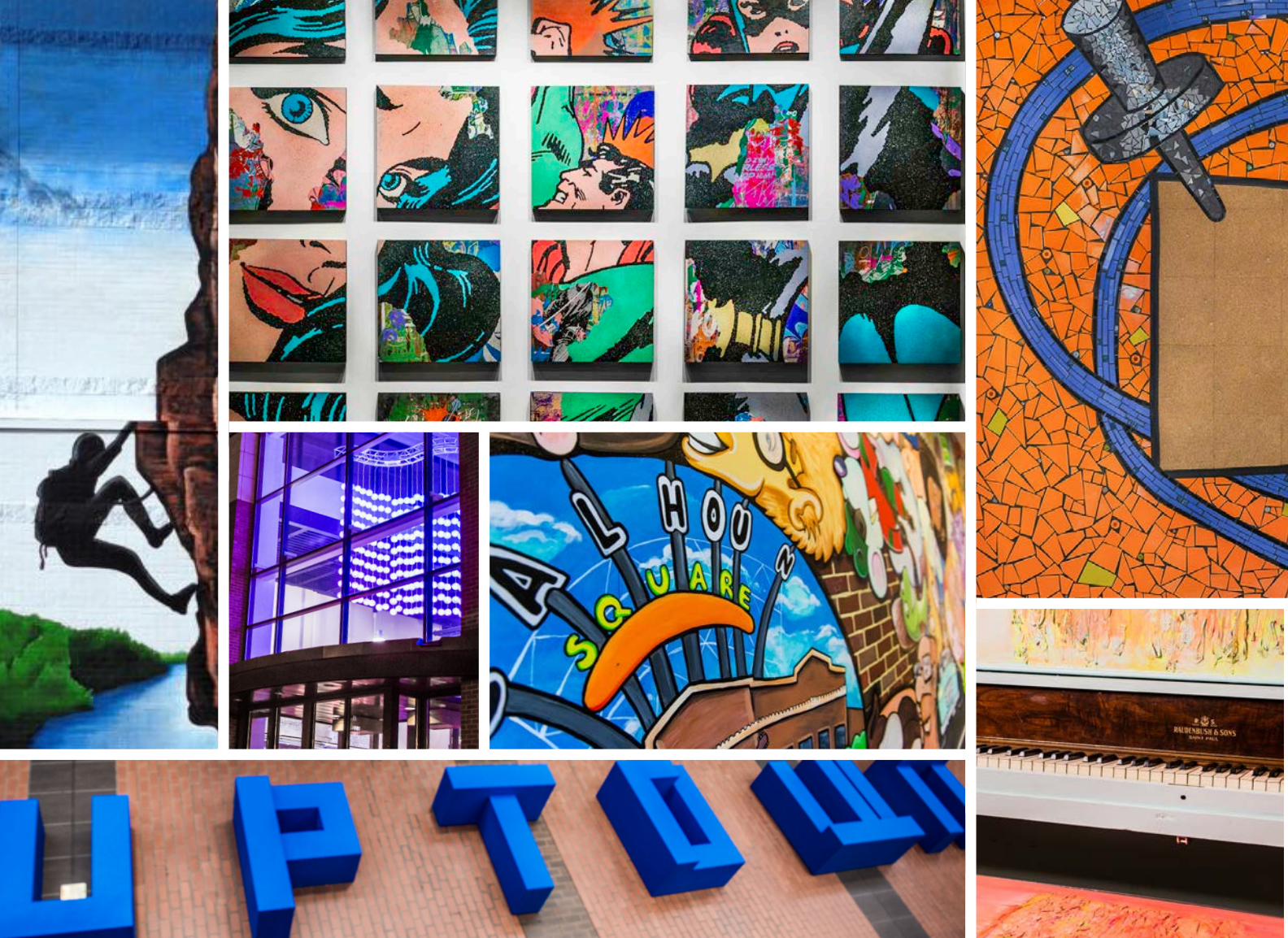


- City of Lakes Loppet  
Largest urban ski event in North America
- International Film Festival  
Largest spring arts event in the region, exhibiting more than 200 films from some 70 countries each year and drawing audiences of 40,000+
- Open Streets Minneapolis  
Miles of safe, car-free streets so that residents of all ages can walk, bike, shop, participate in spontaneous play activities, and get to know one another
- North Star Bicycle Festival  
Nationally ranked bicycle stage race
- Uptown Pride Block Party  
Minneapolis is ranked #2 pride celebration in the country
- Uptown Art Fair  
Internationally recognized 3 day fine arts festival and one of the top 10 fine arts festivals in the country



\* Above are just a few examples of events in the area





# ART

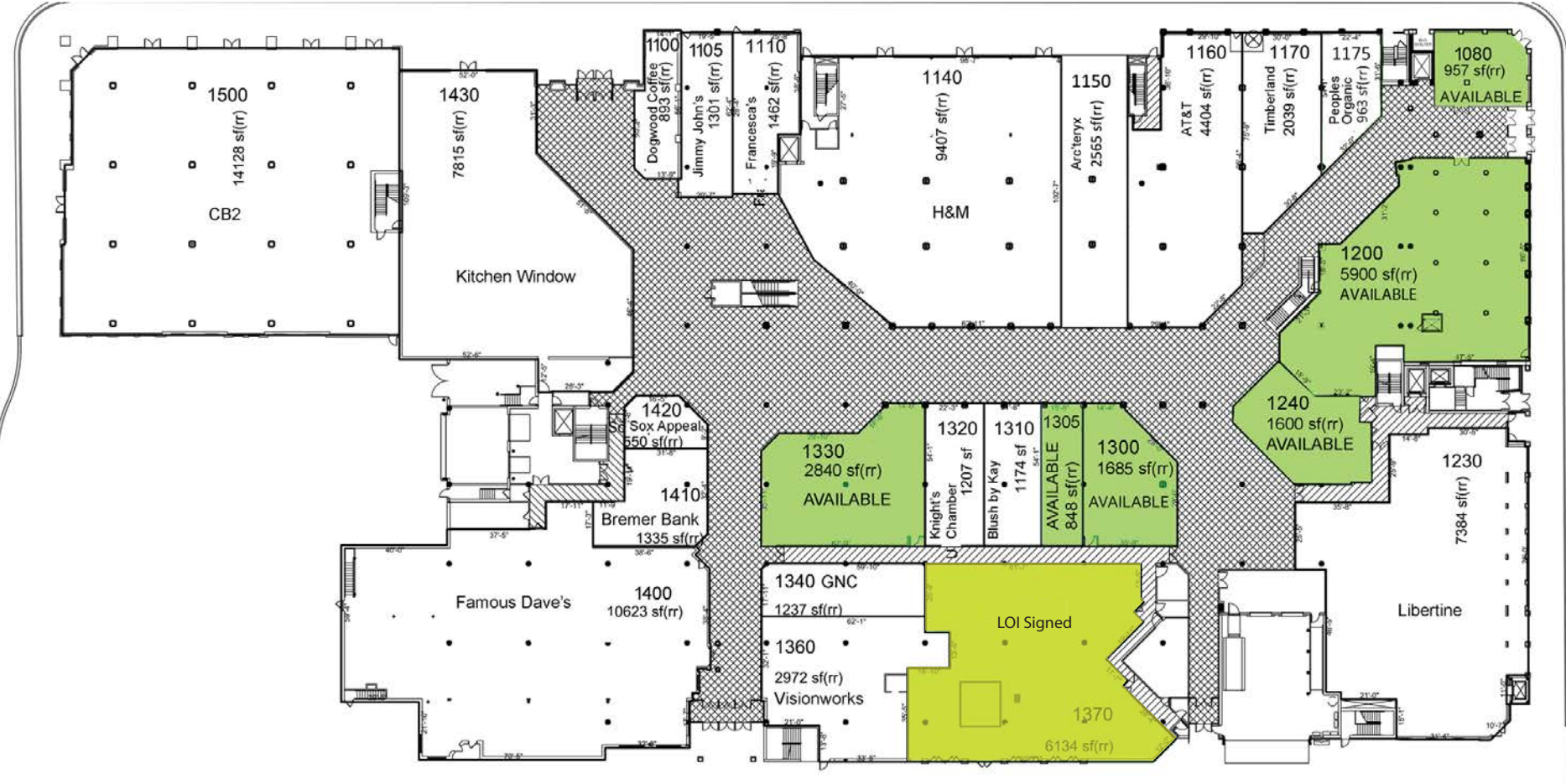
Common spaces at Calhoun Square are filled with one of a kind art installations from award winning and Minnesota based artists.

Calhoun Square has always stood out from the crowd as a unique urban experience. The property is committed to not only offering destination retailers and restaurants, but also making common areas and experiences at the property feel like no other.





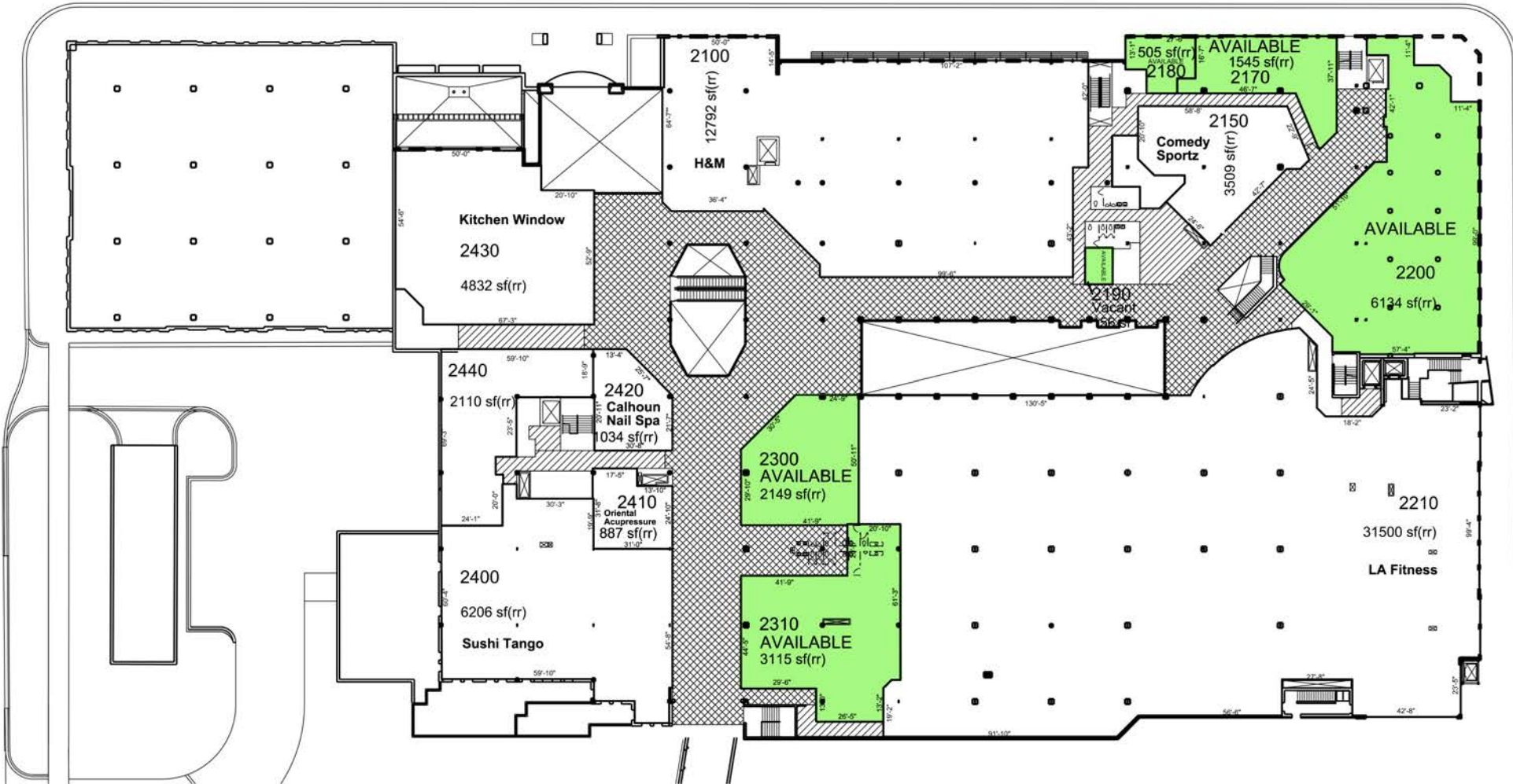
# FIRST FLOOR SITE PLAN







# SECOND FLOOR SITE PLAN







3001 Hennepin Avenue South  
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<b>AVAILABLE RETAIL &amp; RESTAURANT SPACE</b>			
<b>SUITE NUMBER</b>	<b>SF</b>	<b>FLOOR LEVEL</b>	<b>USE</b>
1080	957	1	Retail only
1200	5,900	1	Restaurant only
1240	1,600	1	Retail only
1300	1,685	1	Retail only
1305	848	1	Retail only
1330	2,840	1	Retail only
1370	6,134	1	Restaurant only
2170	1,545	2	Office
2180	505	2	Office
2200	6,134	2	Retail or Restaurant
2300	2,149	2	Retail
2310	3,115	2	Retail or Restaurant

Please note that adjacent square footages may be combined or subdivided to suit your space needs.





# CONTACT

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