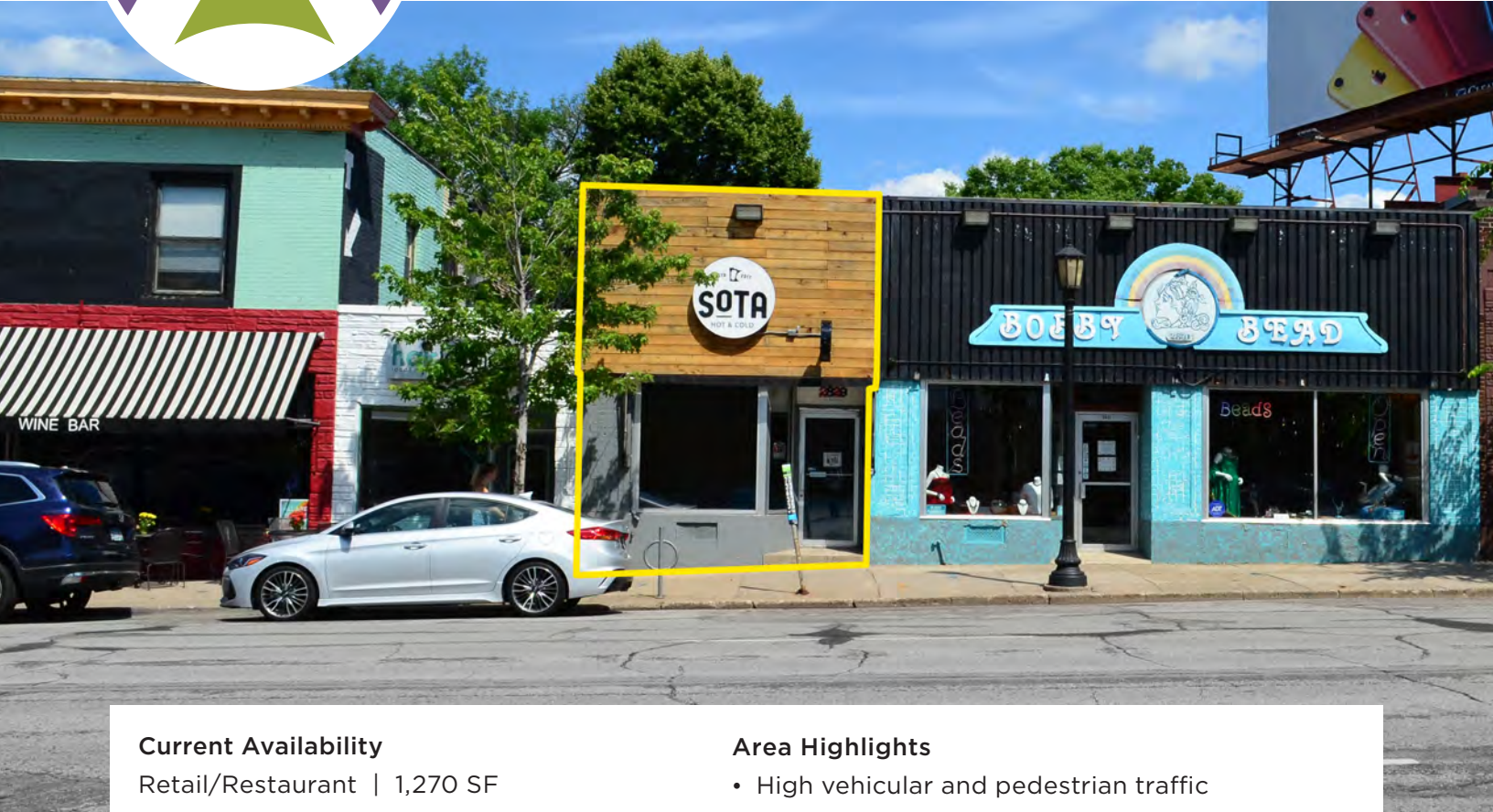




RETAIL/RESTAURANT SPACE FOR LEASE

2829 Hennepin

2829 Hennepin Avenue South, Minneapolis, MN 55408



Current Availability

Retail/Restaurant | 1,270 SF
Rent \$20/SF Net, CAM/Tax \$13.86/SF
\$3,580/monthly

Property Highlights

- Inline retail space next to Bobby Bead in Uptown
- Large, west-facing storefront on Hennepin Avenue
- Front retail space with corridor leading to a back area and an existing kitchen
- Two restrooms
- Access to storage and basement
- Signage opportunity on Hennepin Avenue

Area Highlights

- High vehicular and pedestrian traffic
- Over 19,000 residents within a 1-mile radius
- 20+ bars and restaurants within a 1-mile radius
- Steps from the Midtown Greenway
- 1 block north of Uptown Transit Station
- Easy access to I-94 and Downtown Minneapolis
- Trade area includes Uptown YMCA, Piggy Bank, Williams Pub & Peanut Bar and Kiku Bistro

Traffic Counts

- Hennepin Ave. (North of Lake St.) 19,700 VPD
- Hennepin Ave. (South of 28th St.) 25,500 VPD
- Hennepin Ave. (North of 25th St.) 26,000 VPD

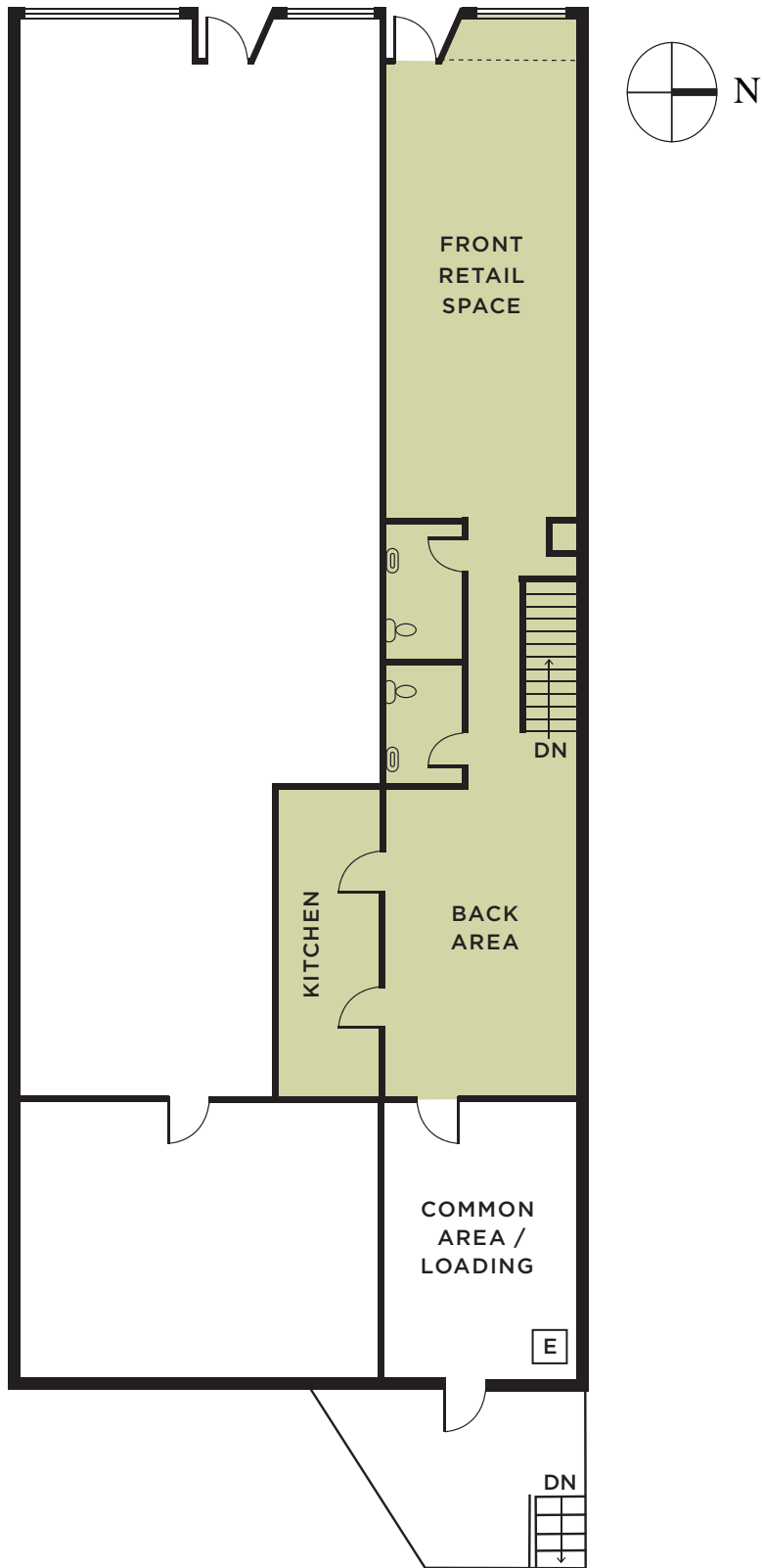


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HENNEPIN AVENUE



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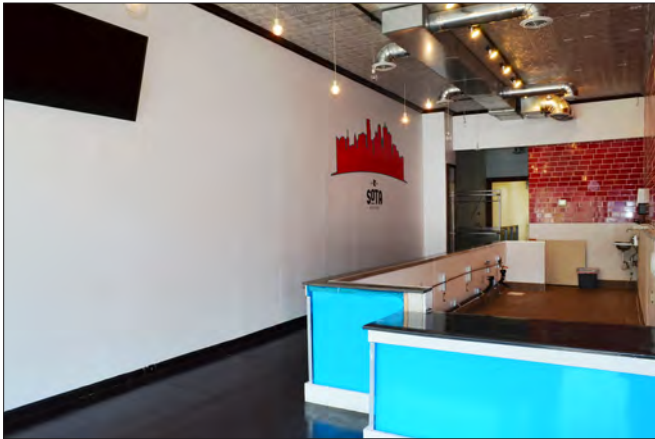
Interior Photos



storefront window on Hennepin Avenue



front retail space



front retail space



front retail space



back area



kitchen / cleaning



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Area Map



Trade Map of Uptown



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