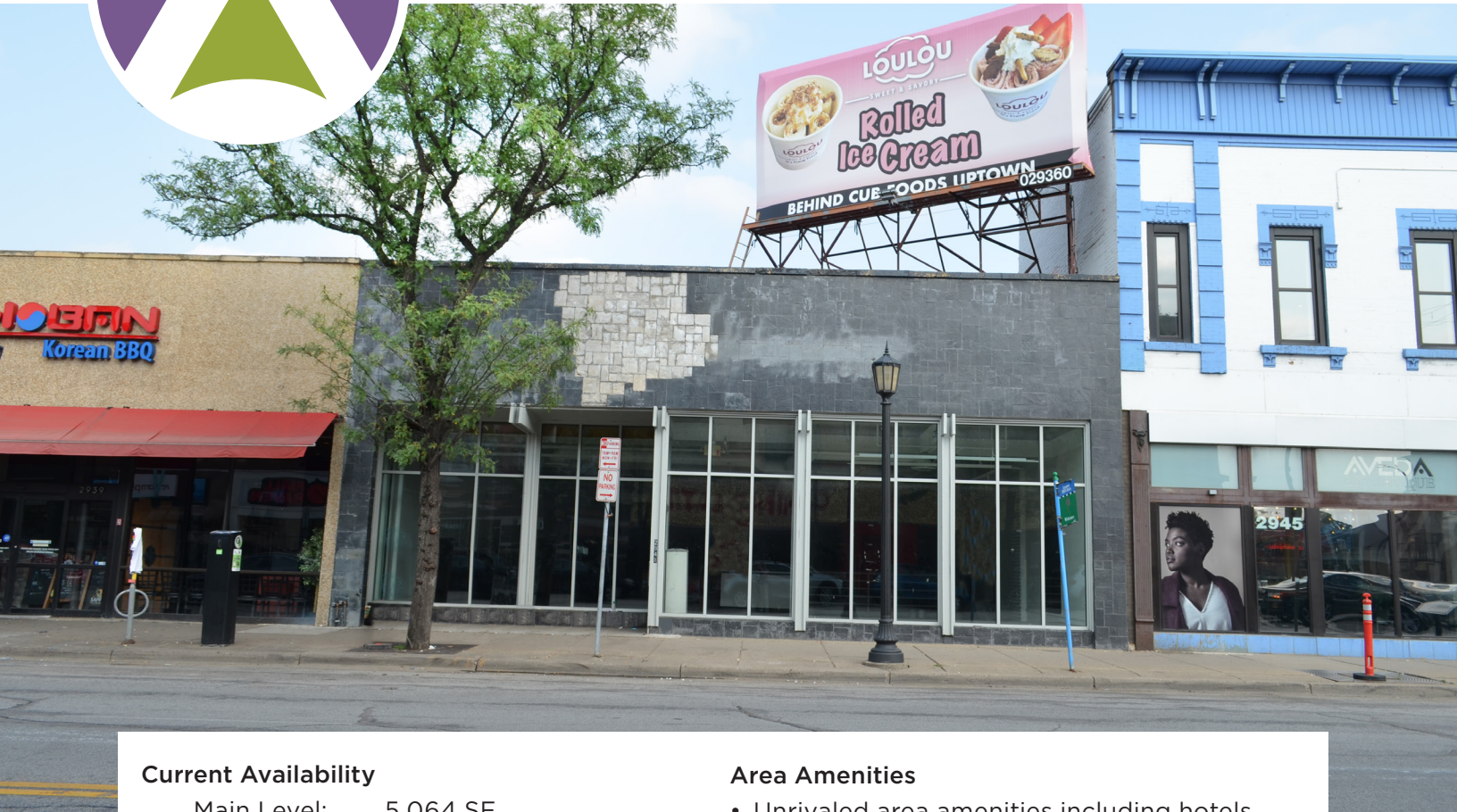




RETAIL SPACE FOR LEASE

2941 Hennepin

2941 Hennepin Ave S., Minneapolis, MN 55408



Current Availability

Main Level:	5,064 SF
Lower Level:	5,190 SF
Total:	10,254 SF
Rent:	Negotiable

Property Highlights

- Prime retail opportunity in Uptown at the intersection of West Lake Street and Hennepin Avenue
- 2-level building with a bright open floor plan
- Tremendous visibility; large street-facing windows and fantastic curb appeal
- Possible opportunity for a rooftop patio

Area Amenities

- Unrivaled area amenities including hotels, executive housing, restaurants, retail and entertainment
- Easy access to 94, 394 and 35W
- Close proximity to Uptown Transit Station and the Midtown Greenway bike trail
- Near Bde Maka Ska trails, beach and the Minneapolis Chain of Lakes
- Steps from retailers such as Apple, Target, LA Fitness, Timberland, The North Face, H&M, Urban Outfitters, Fjällräven, Kitchen Window, Columbia Sportswear and CB2.



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Aaron Meyers

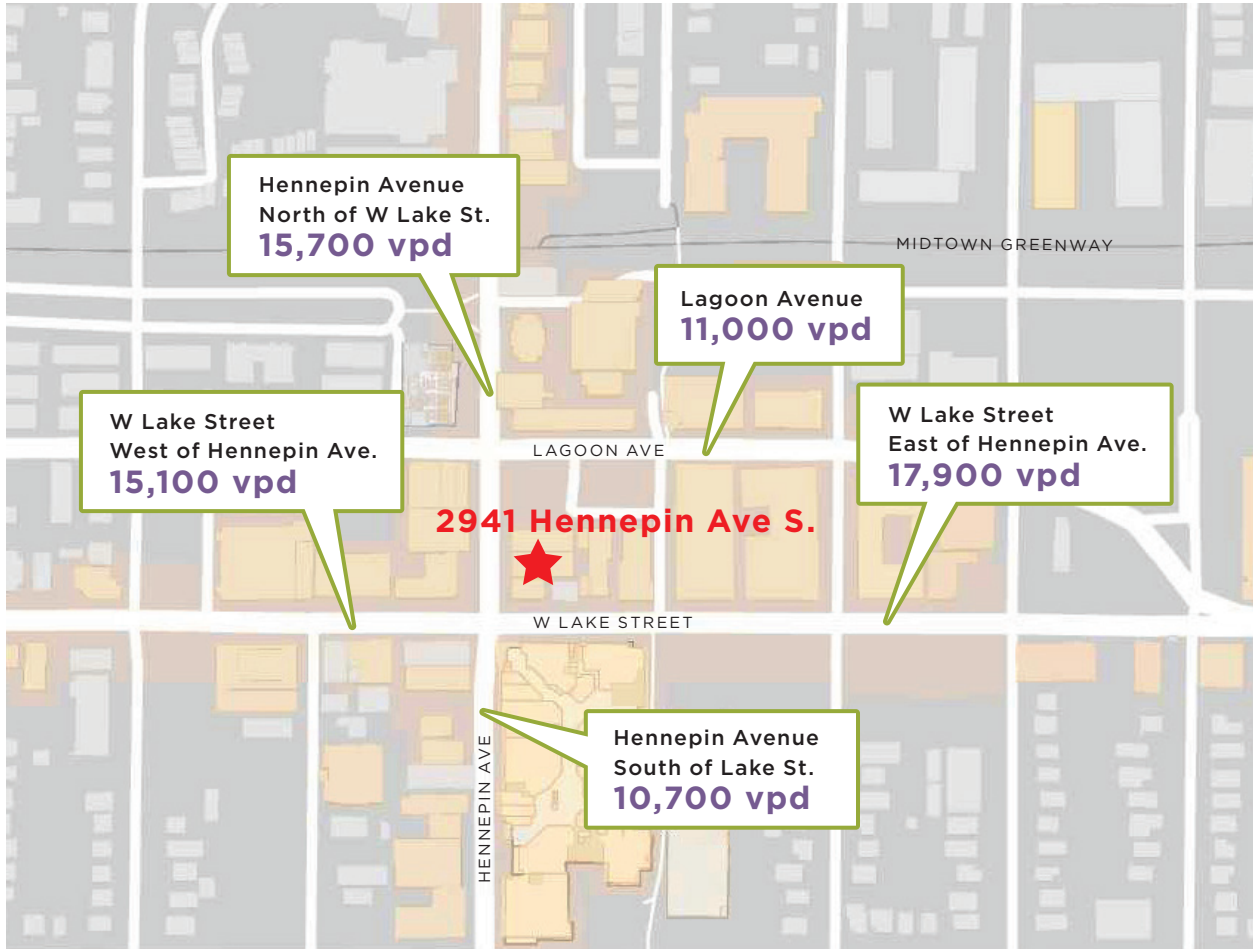
612-924-6401 | Aaron@ackerberg.com | Ackerberg.com

The Ackerberg Group, 3033 Excelsior Blvd. Ste 10, Minneapolis, MN 55416


Aerial Map of Uptown Minneapolis



Uptown By The Numbers




20,142
 Households
 Within 1 Mile


 Median Age
32


 Daily Bus Trips
2,500


 Walk Score
97


 Bike Score
97


POPULATION
 1-Mile 19,558
 3-Mile 126,754
 5-Mile 293,249



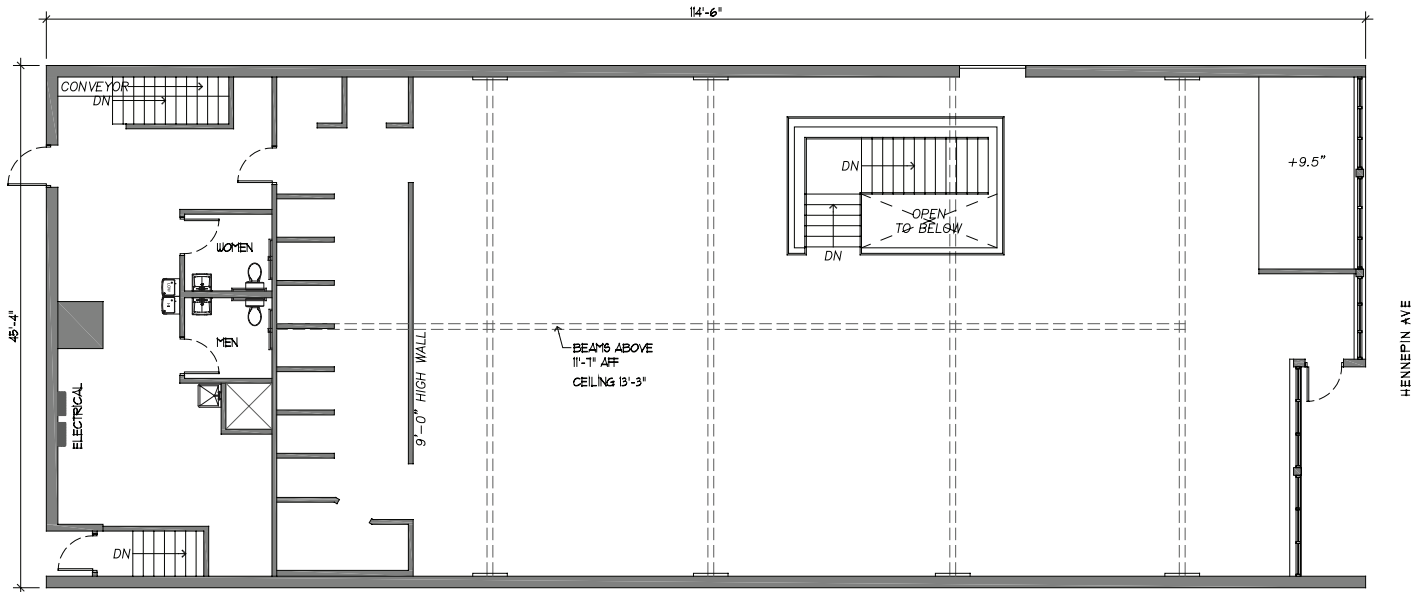
TRAVEL TIMES
 35W 6 mins.
 I-94 7 mins.
 394 10 mins.
 Hwy 100 12 mins.


MEDIAN HH INCOME
 1-Mile \$60,244
 3-Mile \$56,742
 5-Mile \$61,932

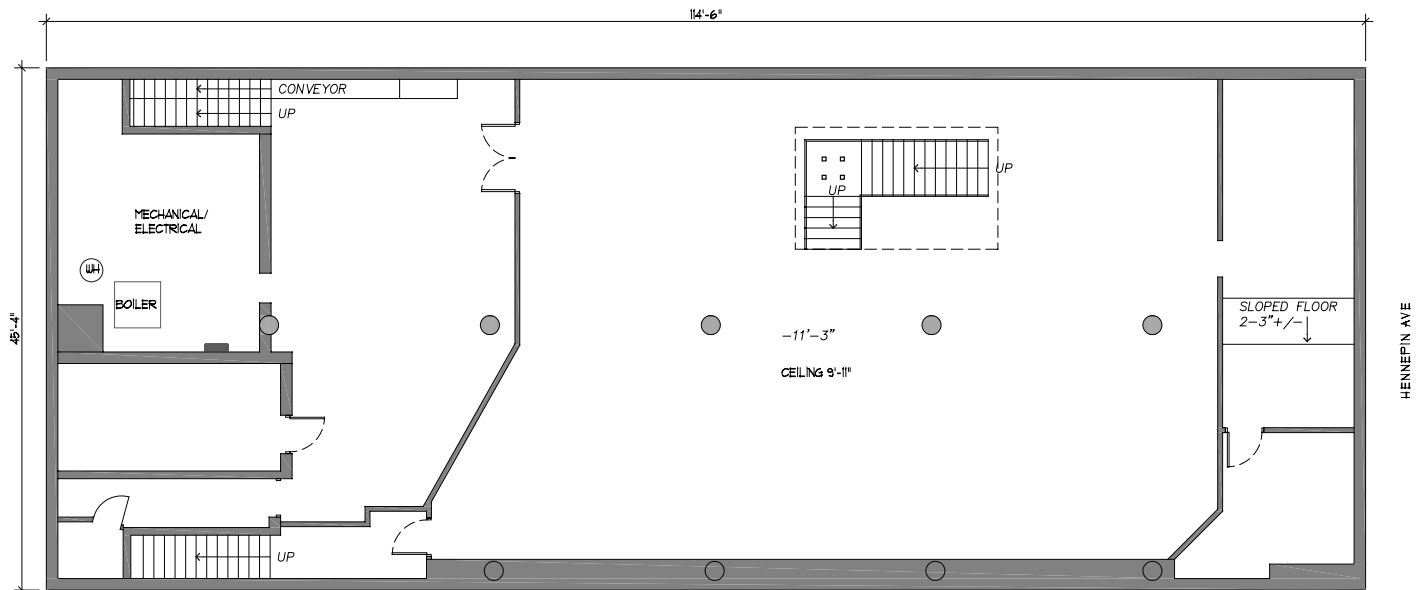
Sources: MNCAR, MNDOT and WalkScore.com

Floor Plans

Main Level



Lower Level



Interior Photos



bright, open floor plan



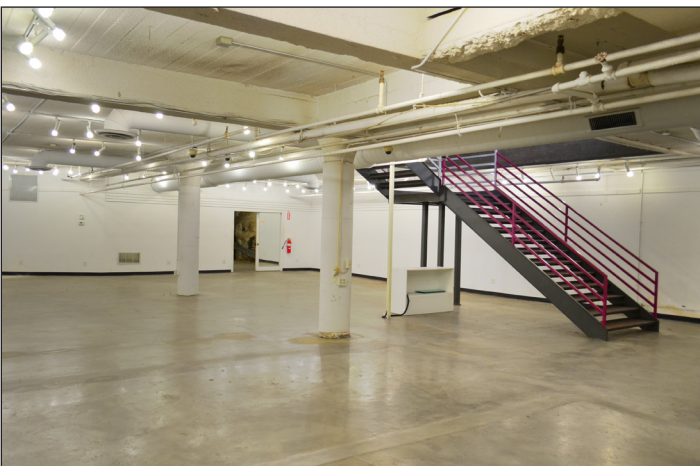
large, street facing windows



large street-facing windows



grand staircase leads to lower level



lower level



back office / storage



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