

FOR LEASE

Uptown Plaza

2737-2755 Hennepin Ave, Minneapolis, MN 55408

Anchored by Frattallone's Hardware, Uptown Plaza provides tremendous visibility, high traffic, and off-street parking at the intersection of Hennepin Avenue and 28th Street in the heart of Uptown, Minneapolis.



Uptown Plaza

About the Property

Uptown Plaza offers convenient access from both Hennepin Ave and Girard Ave through it's large parking lots. Anchored by Frattallone's Hardware & Garden and Hirshfield's Uptown paint store, currently there is space for up to three additional retail tenants to occupy the spaces in this strip center. One space includes second generation restaurant infrastructure, and has prime corner visibility on the corner of Hennepin Ave S and W 28th St. With Corner Coffee, High North Dispensary, and Sabai Body Temple rounding out the existing tenants of Uptown Plaza, we welcome you to join this dynamic mix of businesses at this vibrant retail center.

Location

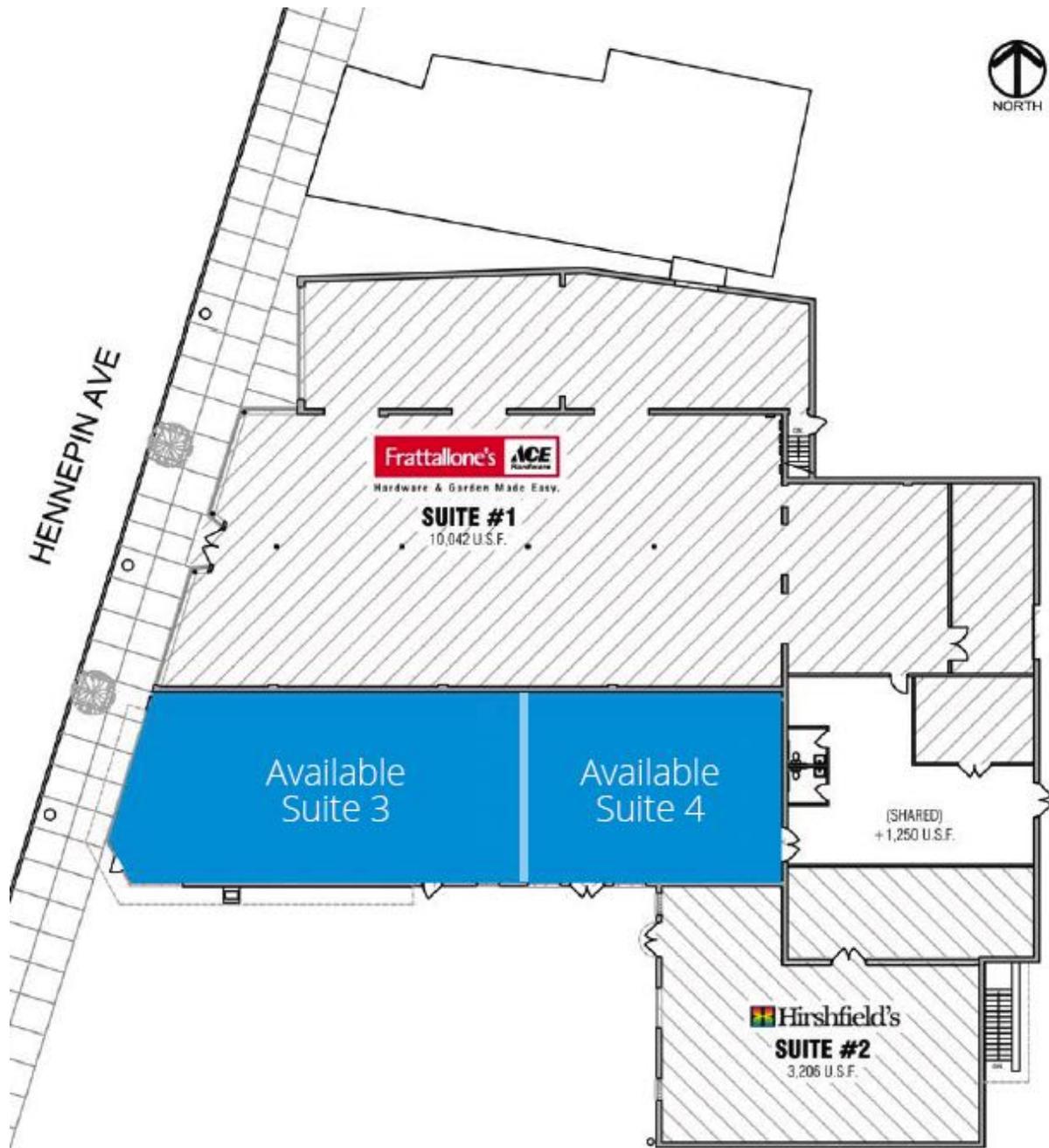
Located along Hennepin Avenue, the area features unrivaled amenities including hotels, executive housing, restaurants, retail, and entertainment – Isles Bun & Coffee, Walgreens, Potbelly Sandwich Shop, Kiku Bistro, Uncommon Grounds Coffeehouse, La Bodega Taco Bar, UPS Store, and YMCA Uptown are all steps away. The location allows for a variety of transportation options with easy access from all parts of the metro area. Just steps from Lake of the Isles and Bde Maka Ska trails, beaches and parks, the area is highly walkable. With close proximity to Uptown, Downtown Minneapolis, and Lowry Hill neighborhoods, this prime area is home to top talent and demographics, with high and increasing volume of urban renters and high median income homeowners.

Building Size 33,744 SF
Year Built / Year Renovated 1960 / 2021
Space Available 1,738 - 4,846 SF
Rent Rate Negotiable
CAM & Taxes \$12.00/SF/yr

- ✓ Recent renovation with new façade
- ✓ Highly visible signage along Hennepin Ave S
- ✓ Free parking lot onsite
- ✓ Densely populated area
- ✓ Vibrant mix of co-tenants on the block



Uptown Plaza
Site Plan



1 LEASE PLAN
SK-1 SCALE: 1/32" = 1' - 0"

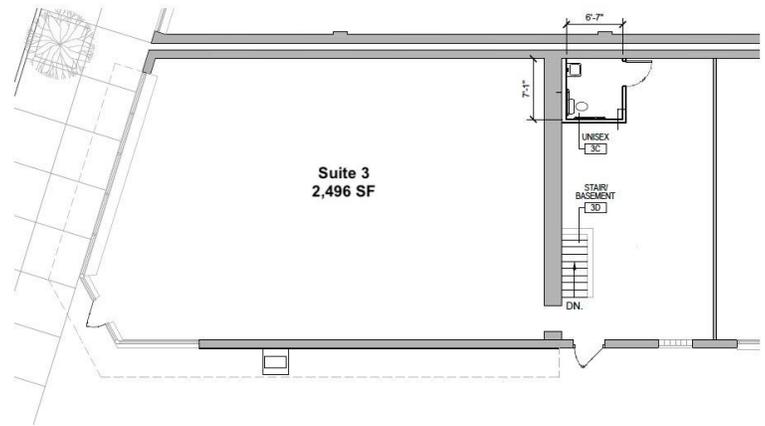
Uptown Plaza
Suite 3

Rentable Area: **2,496 SF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$12.00/SF/yr**



Highly visible retail space with flexible open floorplan available in distinguished Uptown Plaza.

- Open floorplan
- Large storefront windows providing natural light
- Visible signage along Hennepin Ave
- Restroom in unit
- Basement storage
- Parking lot onsite



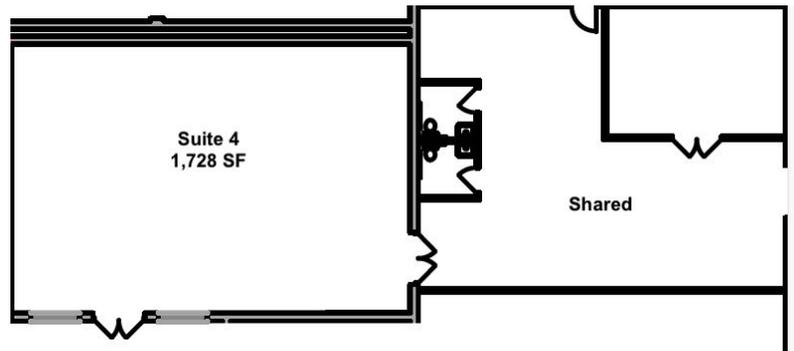
Uptown Plaza
Suite 4

Rentable Area: **1,728 SF**

Availability: **Immediately**

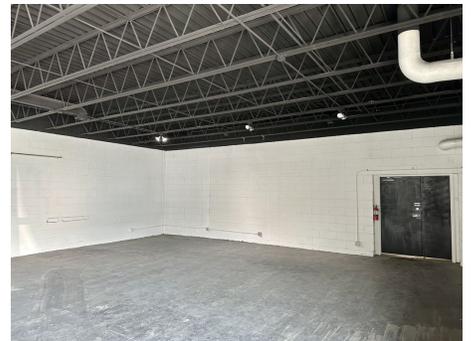
Lease Rate: **Negotiable**

CAM & Taxes: **\$12.00/SF/yr**



Inline retail space available in distinguished Uptown Plaza.

- Open floorplan providing flexibility for a variety of users
- Concrete flooring
- Shared common area and restroom
- Opportunity to combine with neighboring suite
- Direct access from onsite parking lot



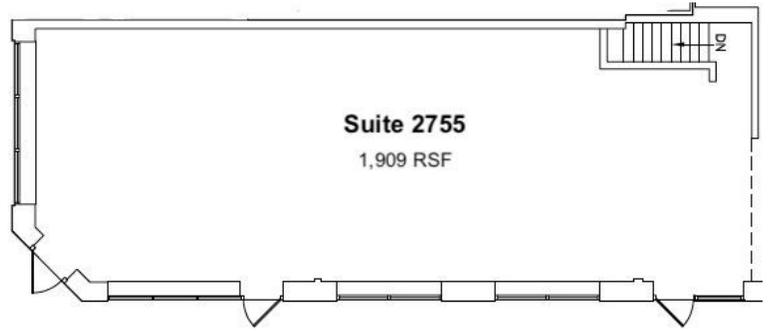
Uptown Plaza
Suite 2755

Rentable Area: **1,909 SF**

Availability: **Immediately**

Lease Rate: **Negotiable**

CAM & Taxes: **\$12.00/SF/yr**



Highly visible second generation restaurant space on the corner of Hennepin Ave S and W 28th Street in distinguished Uptown Plaza.

- Second generation restaurant with infrastructure
- Large storefront windows providing natural light
- Visible signage along Hennepin Ave
- Restroom in unit
- Basement storage
- Parking lot onsite



The Neighborhood

Uptown

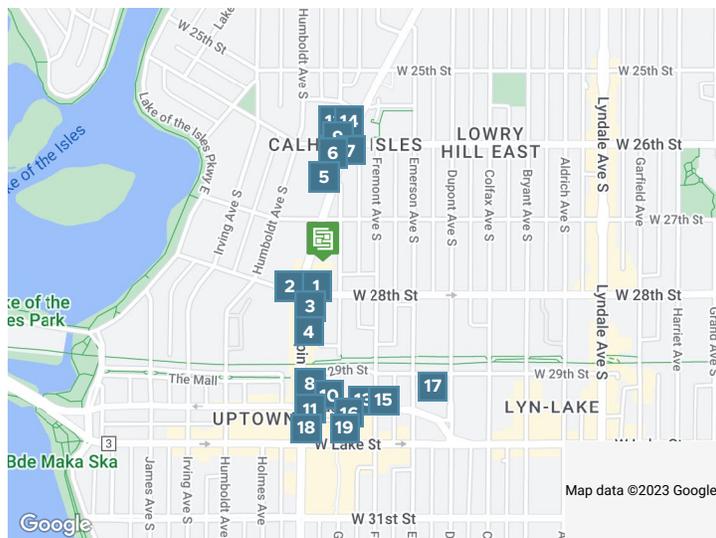
Uptown is a lively and truly urban neighborhood located south of Downtown Minneapolis. During the day, the area is a shopping and recreation destination and once the sun goes down, people come out to visit many bars and restaurants.



96
WALK SCORE

56
TRANSIT SCORE

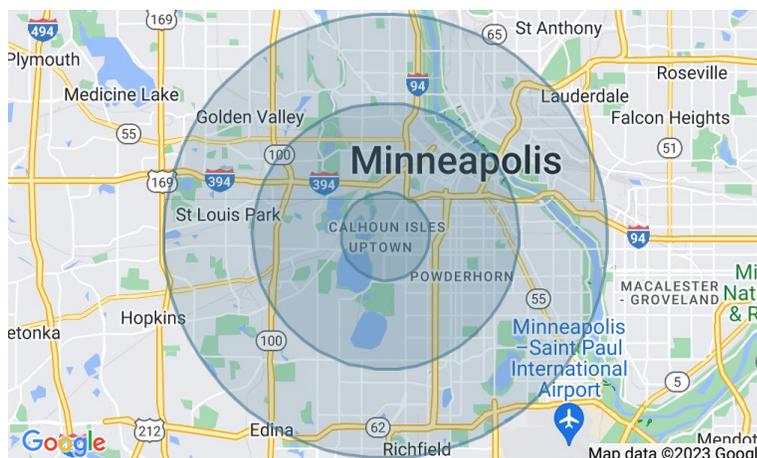
94
BIKE SCORE



- 1** Corner Coffee Uptown
- 1** Twin Cities Food Tours
- 2** Isles Bun & Coffee
- 3** Potbelly
- 3** Uncommon Grounds Coffeehouse
- 4** Kiku Bistro
- 4** Troubadour Wine Bar
- 4** La Bodega Taco Bar #3
- 5** Red Cow Uptown
- 6** Chipotle Mexican Grill
- 7** Sencha Tea Bar
- 8** Reign Event Center
- 8** Mansion at Uptown
- 9** Uptown Diner
- 10** New Origami Japanese & Asian Bistro
- 10** Uptown Ties
- 11** Daisys Uptown
- 11** Mc Donald's
- 12** India Palace Uptown
- 13** Breakfast Klub Minneapolis
- 14** Soho Cafe
- 15** Taco Taxi
- 16** Nashville Coop at Pourhouse Uptown
- 16** Green Room
- 17** Cub - Minneapolis Uptown
- 18** Hoban Korean BBQ
- 19** Sotarol Asian Kitchen Uptown
- 19** Boludo

Demographics	1 Mile	3 Miles	5 Miles
Total population	39,831	235,640	505,295
Median age in years	33.5	34.8	34.8
Total households	22,084	111,642	224,808
Median household income	\$67,135	\$71,877	\$75,497
Average household size	1.79	2.02	2.16
Average home value	\$586,212	\$501,284	\$469,679

Data Source: ESRI/ArcGIS (2023)



Uptown
Neighborhood Photos

