

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$2,176,200
<b>CAP</b>	8.00%
<b>NOI</b>	\$174,093
<b>PERCENT OCCUPIED</b>	100%

**OCCUPANTS**

Specs Optical
Tao Organic Café + Herbery
Unit 1: 1 BR, 1 BA, 850 SF.
Unit 2: 1 BR, 1 BA, 820 SF.
Unit 3: 1 BR, 1 BA, 830 SF.
Unit 4: 1 BR, 1 BA
Unit 5: 1 BR, 1 BA
Unit 6: 1 BR, 1 BA
Unit 7: 1 BR, 1 BA
Unit 8: 1 BR, 1 BA, 830 SF.

- Gorgeous Mixed-Use property fully leased to Specs Optical, Tao Organic Café + Herbery, and 8 Multi-Family Apartment Units.
- Located in the Lowry Hill neighborhood of Minneapolis. Located minutes from Downtown Minneapolis and is home to the Walker Art Center, Sculpture Park, and much more.
- Tao has been a tenant for 50 years and Specs Optical has been a tenant for 26 years.
- This property is located near I-94 where traffic counts average 162,177 vehicles per day. Nearby retailers include Starbucks, The Lowry, New Horizon Academy, Kowalski's Market, Speedway, Walgreens, Chipotle, etc.
- Excellent demographics with a 5-mile average household income of \$120,720 and 5-mile population of 503,894.
- Eight 1 bedroom, 1 bathroom apartment units with 9 foot ceilings, hardwood & tile floors, 6 foot windows, and claw foot bathtubs.
- Luxury Optical Holdings, LLC operates 34 locations under their parent company, New Look Vision Group. New Look Vision Group is the largest optical group in the eye care industry in Canada and has been rapidly expanding in the United States
- Tao Organic Café + Herbery currently operates one location and has been operating for more than 50 years.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	2200,2202 & 2204 Hennepin Ave South, Minneapolis, MN 55405
<b>BUILDING SIZE</b>	11,070 SQ.FT.
<b>LOT SIZE</b>	0.25 Acres
<b>COUNTY</b>	Hennepin
<b>YEAR BUILT</b>	1912

**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2024 POPULATION</b>	42,536	238,645	503,894
<b>2029 POPULATION</b>	42,803	244,309	513,070
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$64,767	\$74,016	\$81,165
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$105,906	\$111,981	\$120,720

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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<b>PROPERTY</b>	Tao Organic Café + Herbery
<b>TENANT</b>	Tao Enterprises
<b>PERSONAL GUARANTY</b>	Anna & Samuel Needham
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated
<b>WEBSITE</b>	<a href="https://www.thetaolife.com/">https://www.thetaolife.com/</a>

Tao Organic Cafe is a local cafe for health-conscious customers seeking delicious and nourishing meals made with organic, sustainably sourced ingredients. Founded over 50 years ago, the cafe has been a pioneer in the Twin Cities' natural food scene, offering a menu that emphasizes whole foods, low-allergen options, and dishes designed to fuel creativity and well-being. The menu features a wide variety of salads, wraps, grain bowls, soups, and beverages, all crafted with fresh, seasonal ingredients and mindful of dietary restrictions. Whether you're vegan, gluten-free, or simply looking for a healthy and satisfying meal, Tao Organic Cafe has something to offer everyone.

Beyond the delicious food, Tao Organic Cafe is also committed to promoting holistic wellness. The cafe offers a variety of workshops and educational events on topics like herbal remedies, nutrition, and mindful living. They also have a well-stocked herb store where you can find an array of natural remedies and supplements to support your health journey.

**CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.**

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PROPERTY	Specs Optical
TENANT	Luxury Optical Holdings, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	<a href="https://www.specsoptical.com/">https://www.specsoptical.com/</a>



PROPERTY	Specs Optical
PARENT COMPANY	New Look Vision Group
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	<a href="https://newlookvision.ca/en/">https://newlookvision.ca/en/</a>

#### About New Look Vision Group

New Look Vision Group is the largest optical group in the eye care industry in Canada and has been rapidly expanding in the United States since its acquisition of Edward Beiner in March 2020 and partnership with Black Optical in 2021. New Look Vision Group has a network of 428 locations operating mainly under the Iris, New Look Eyewear, Vogue Optical, Greiche & Scaff and Edward Beiner banners and a laboratory facility using state-of-the-art technologies.

#### About Luxury Optical Holdings

LOH is the leading premium and luxury optical retailer in the United States with a network of 34 locations in key urban markets throughout the country operating under the banners of Morgenthaler Frederics, Robert Marc, Salle Opticians, Georgetown Optician and Leonard Opticians. LOH also distributes its own buffalo horn frames under the brand Morgenthaler Frederics and a collection of premium eyewear under the Robert Marc brand. It is also the exclusive distributor in North America of German eyewear brand Lunor.

In December of 2021, New Look Vision Group announced they acquired New York-based Luxury Optical Holdings. New Look Vision Group plans to continue LOH, and its brands underneath, as a separate stand-alone business unit under the leadership of Tim Mayhew and plans to retain head office and senior management personnel in current roles.

#### About Specs Optical

Since 1985, Specs Optical has been offering customers uniquely designed, finely handcrafted frames from around the world. Their collection consists of over 1,200 handmade and limited-production frames from designers who leaders in the eyewear industry. Specs Optical provides several services including Frame + Lens Consultation, Specialty Eyewear, On-Site Laboratory + Lens Fitting, Tune Ups, and Adjustment + Repair of Eyewear.

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# THE FLATS @ LOWRY HILL

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