



425 Hennepin Ave E
Minneapolis, MN 55414

Offering Memorandum



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The Offering

TaTonka Real Estate Advisors, on behalf of the seller, is pleased to present 425 Hennepin Ave E available for purchase. The parcel is a prime redevelopment site in the Nicollet Island – East Bank neighborhood of Northeast Minneapolis; home to a thriving community known for its arts and history, shopping, restaurants and bars, trails and breathtaking views of the river and Downtown Minneapolis. The neighborhood has experienced regular development of both mid and high-rise multifamily housing with street level retailing. Eight such developments have been completed within a 4-block radius over the past 12 years.

The site is zoned for Community Mixed Use (CM3) and the Minneapolis 2040 Comprehensive Plan's vision for the site, in a Transit 30 district, supports densification with Built Form Guidance of 10 to 30 stories.

Offering Price: \$3,900,000

(\$71 PSF of Land Area)



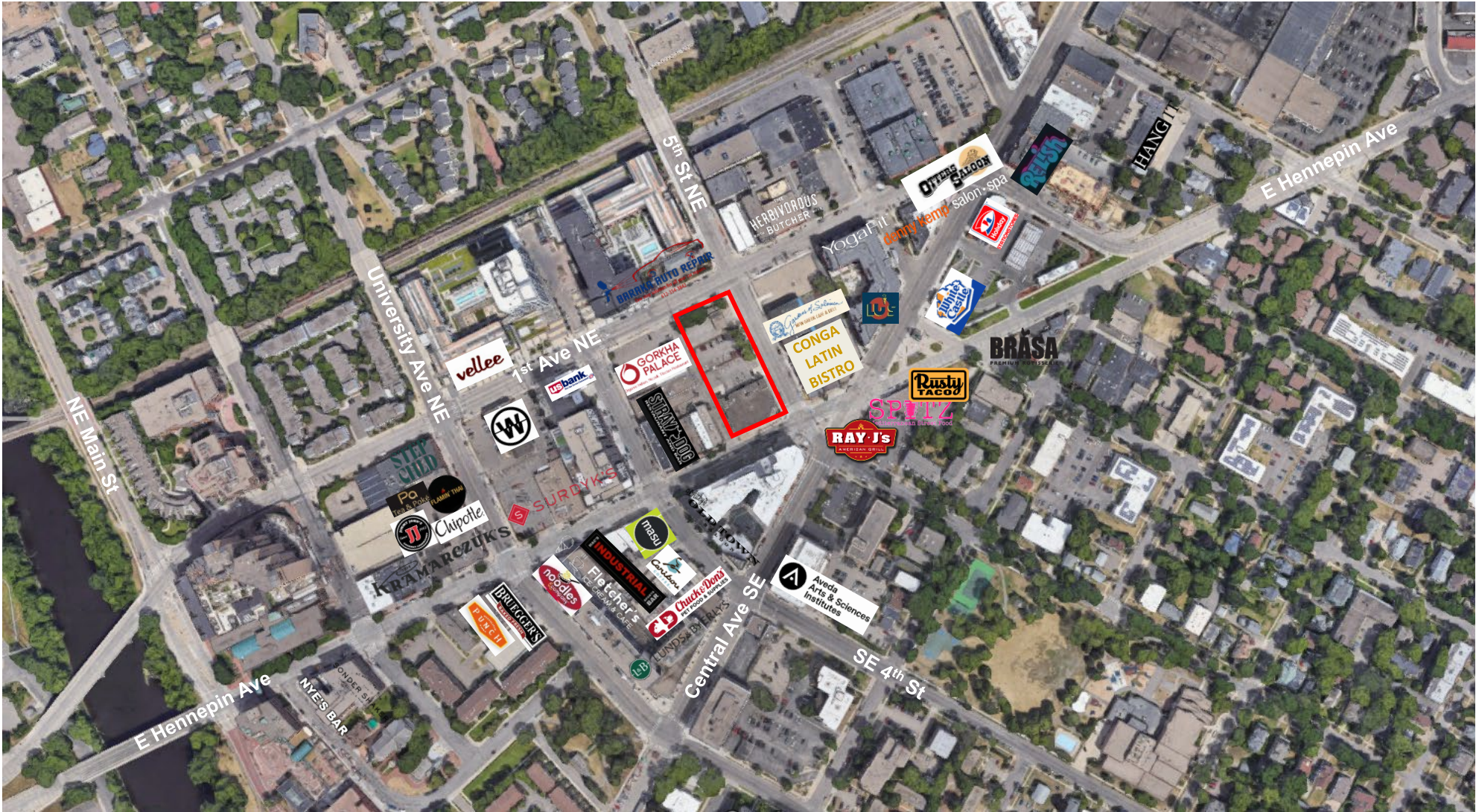
Property Overview

The Subject Property consists of a 1.26 acre (55,127 SF) parcel of land with a 24,900 SF office/retail building, 47 parking stalls and 5 detached drive-thru lanes.

Address	425 Hennepin Ave E, Minneapolis
County	Hennepin
Parcel ID	2302924120103
Land Area	1.26 acres (55,127 SF)
Land Shape	Rectangle
Parking Lot	47 stalls
2025 Taxes	\$107,367
Zoning	CM3-Community Mixed Use Transit 30 District
Building Size	24,900 SF
Year Built	1975
# of Stories	One, plus basement and mezzanine
Roof	2000 Built-Up Roofing (fiberglass, asphalt, gravel)
Other	Five detached drive-thru lanes



Area Retail



Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 425 E Hennepin Ave, Minneapolis, MN 55413

CITY, STATE
Minneapolis, MN

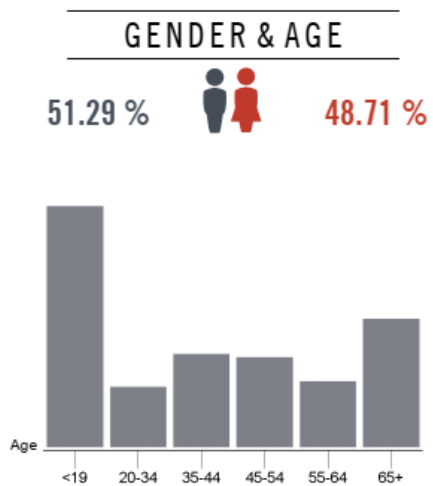
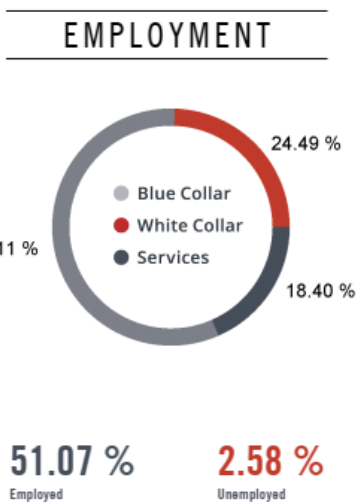
POPULATION
167,175

AVG. HHSIZE
2.29

MEDIAN HH INCOME
\$44,097

HOME OWNERSHIP

Renters:	47,470
Owners:	24,331

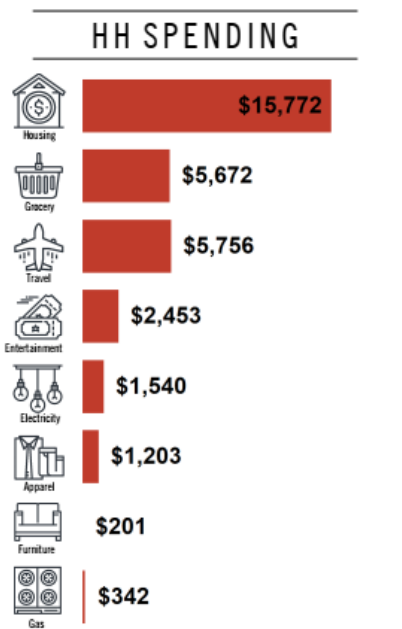
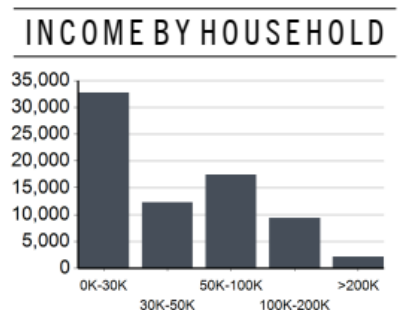


EDUCATION

High School Grad:	18.60 %
Some College:	20.97 %
Associates:	5.47 %
Bachelors:	44.15 %

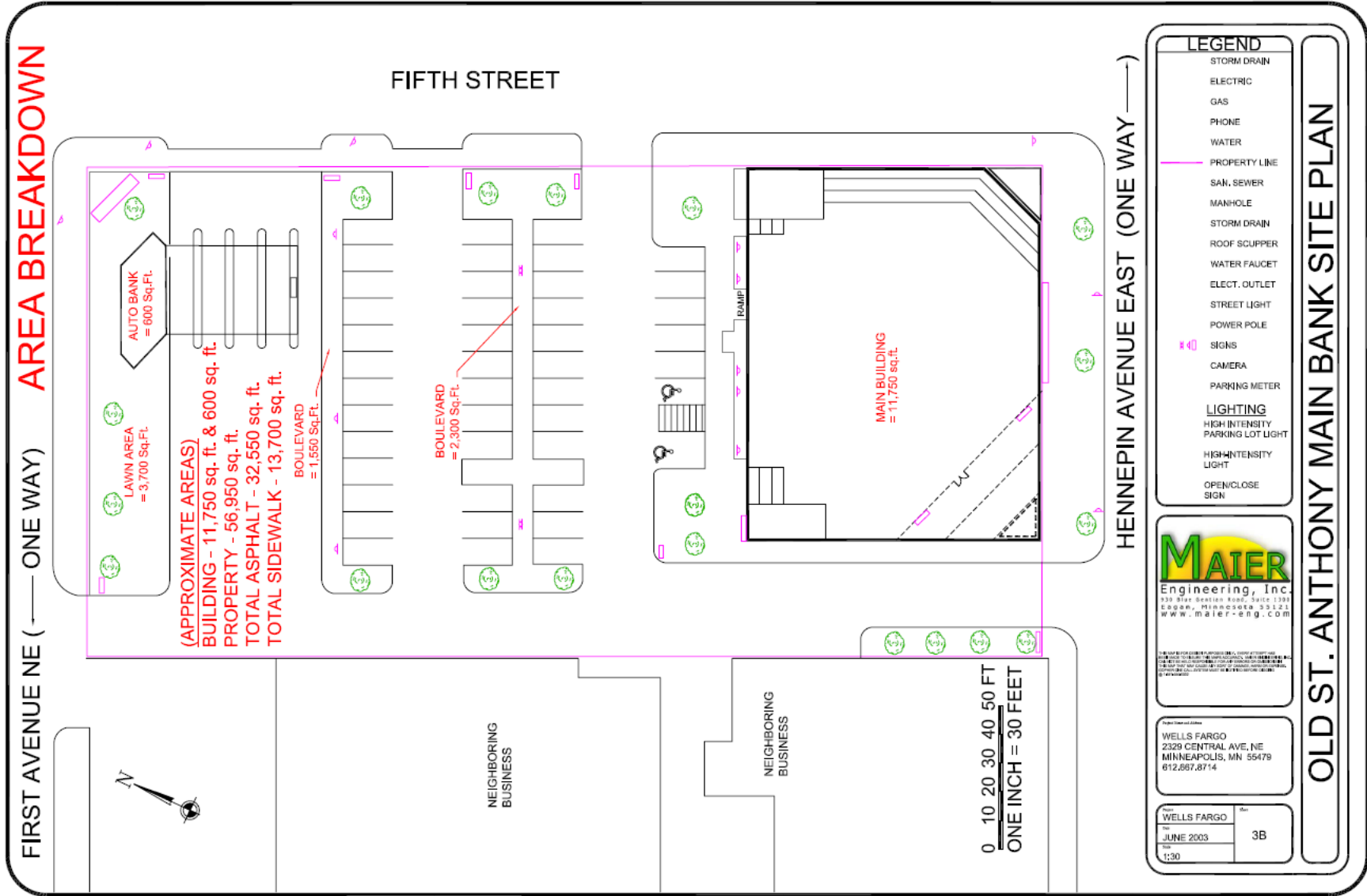
RACE & ETHNICITY

White:	72.50 %
Asian:	7.54 %
Native American:	0.61 %
Pacific Islanders:	0.00 %
African-American:	6.23 %
Hispanic:	6.77 %
Two or More Races:	6.35 %



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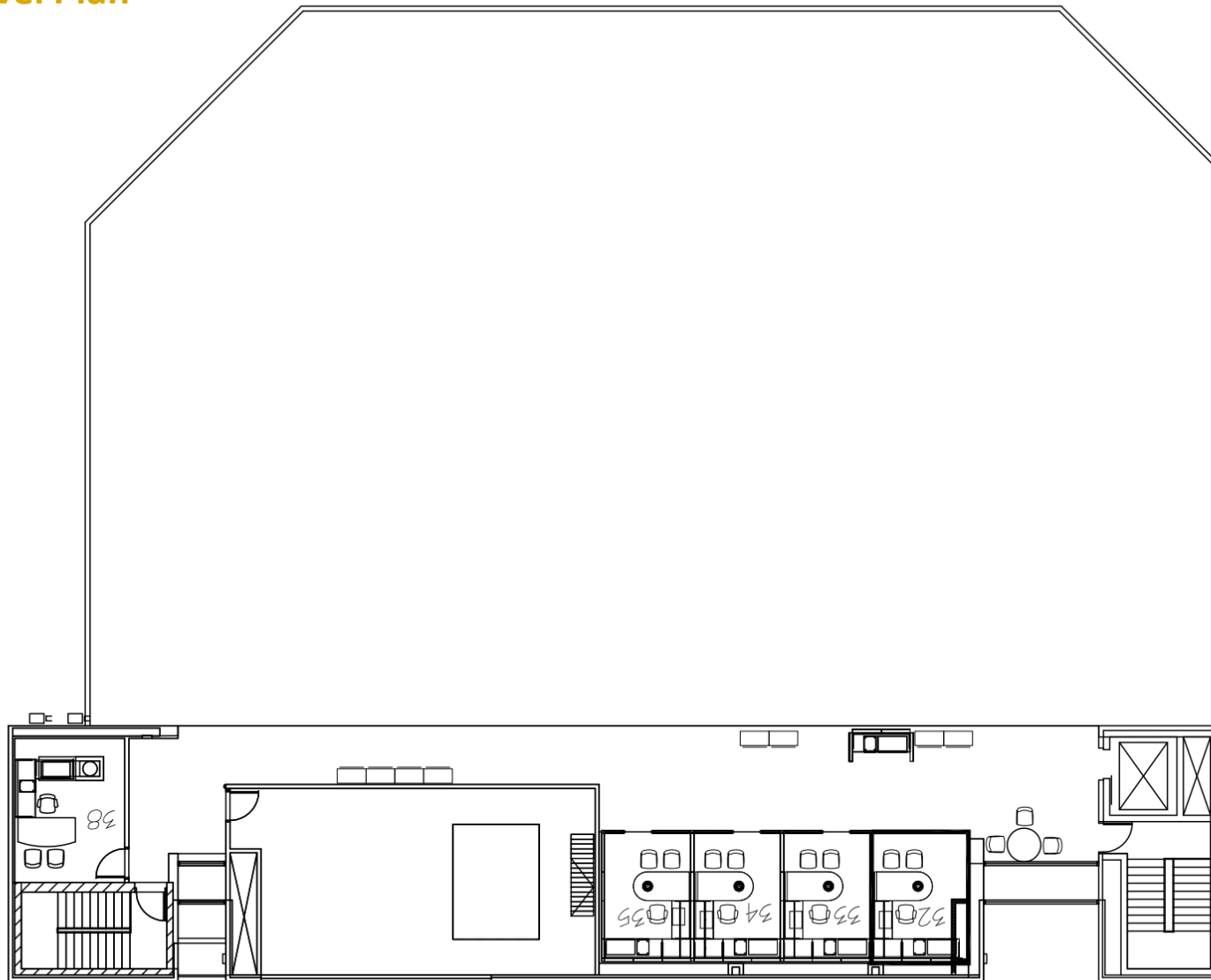
Site Plan



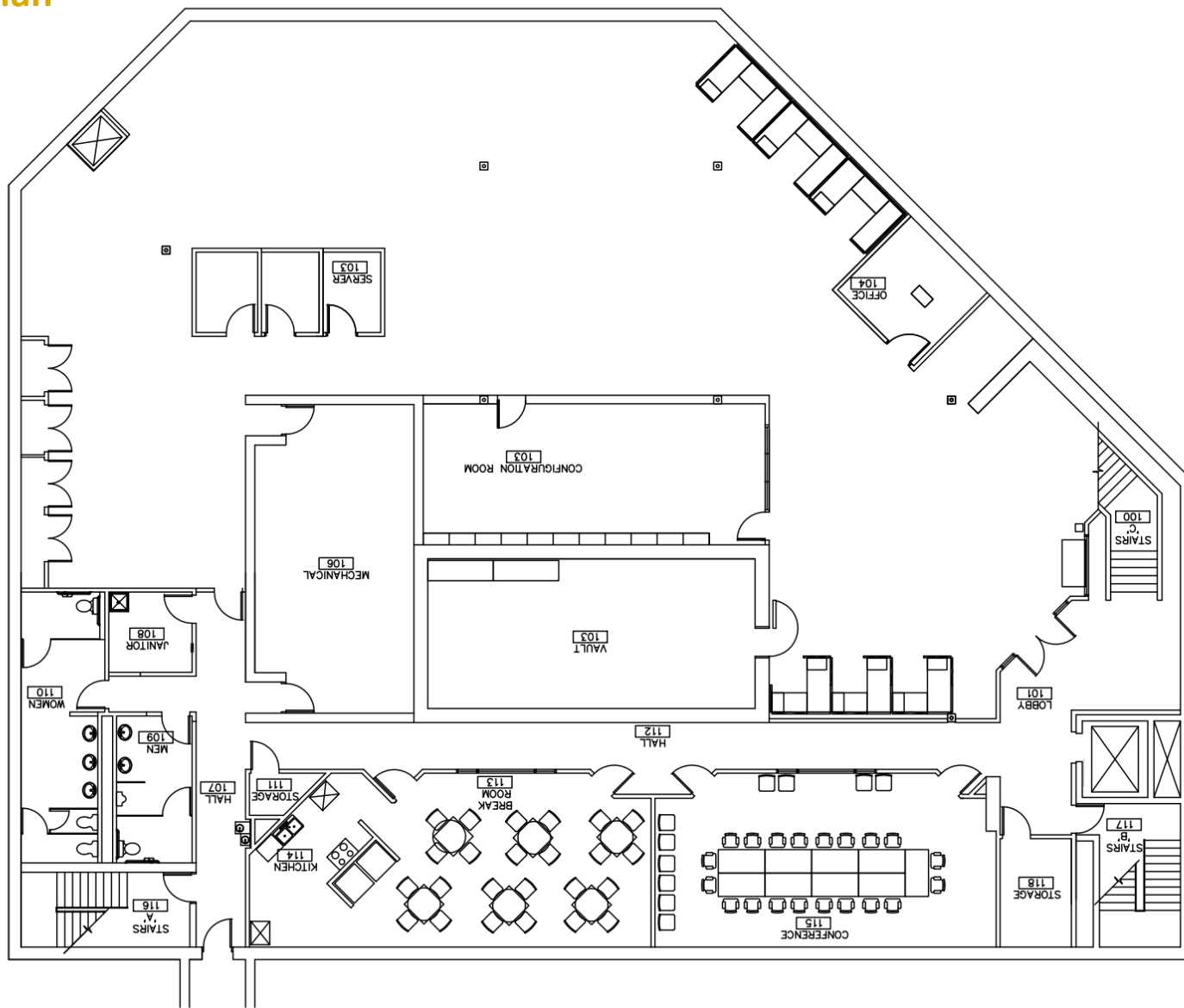
First Floor Plan



Mezzanine Level Plan



Lower Level Plan



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