

FOR LEASE

2409 Hennepin Ave S

2409 S Hennepin Ave, Minneapolis, MN 55408

Highly visible open retail space available in the heart of Uptown.



2409 Hennepin Ave S

About the Property

Statement space is now available at 2409 Hennepin, a charming brick building situated in a highly visible location in Minneapolis' Uptown neighborhood. The building offers spacious retail options and storefront windows that face across Hennepin Avenue. The main level has dramatic high ceilings and an open floor plan that can be customized to suit different layouts. HVAC, restrooms, and basement access are already in place, so the space is ready for you!

Location

Located at the intersection of Hennepin Avenue and W 24th Street, the area features unrivaled amenities including hotels, entertainment, executive housing, and a truly unique mix of national and independent restaurants and retail - Starbucks, Wedge Co-op, Kowalski's supermarket, Spyhouse Coffee, and The Lowry are all steps away. The location is easily accessible from major highways and is served by variety of transit options, delivering customers from all parts of the MSP metro. Located just blocks from the Midtown Greenway and Lake of the Isles, Bde Maka Ska trails, beaches and Chain of Lakes parks, the area is highly walkable and bike-able as well. With its close proximity to Uptown, Downtown Minneapolis, and Lowry Hill neighborhoods, this prime area is home to top talent and demographics, with over 20,000 homes within one mile.

Building Size

5,380 SF

Year Built

1922

Space Available

2,690 SF

Rent Rate

Negotiable

CAM & Taxes

\$10.00/SF/yr

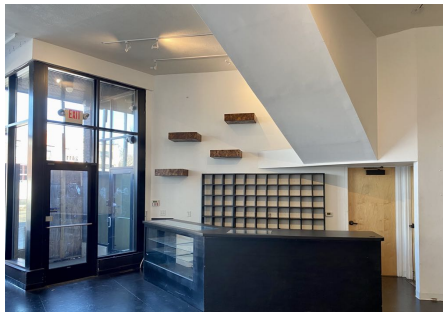
Open floorplan and high ceilings

Striking storefront windows providing natural light and merchandising opportunities

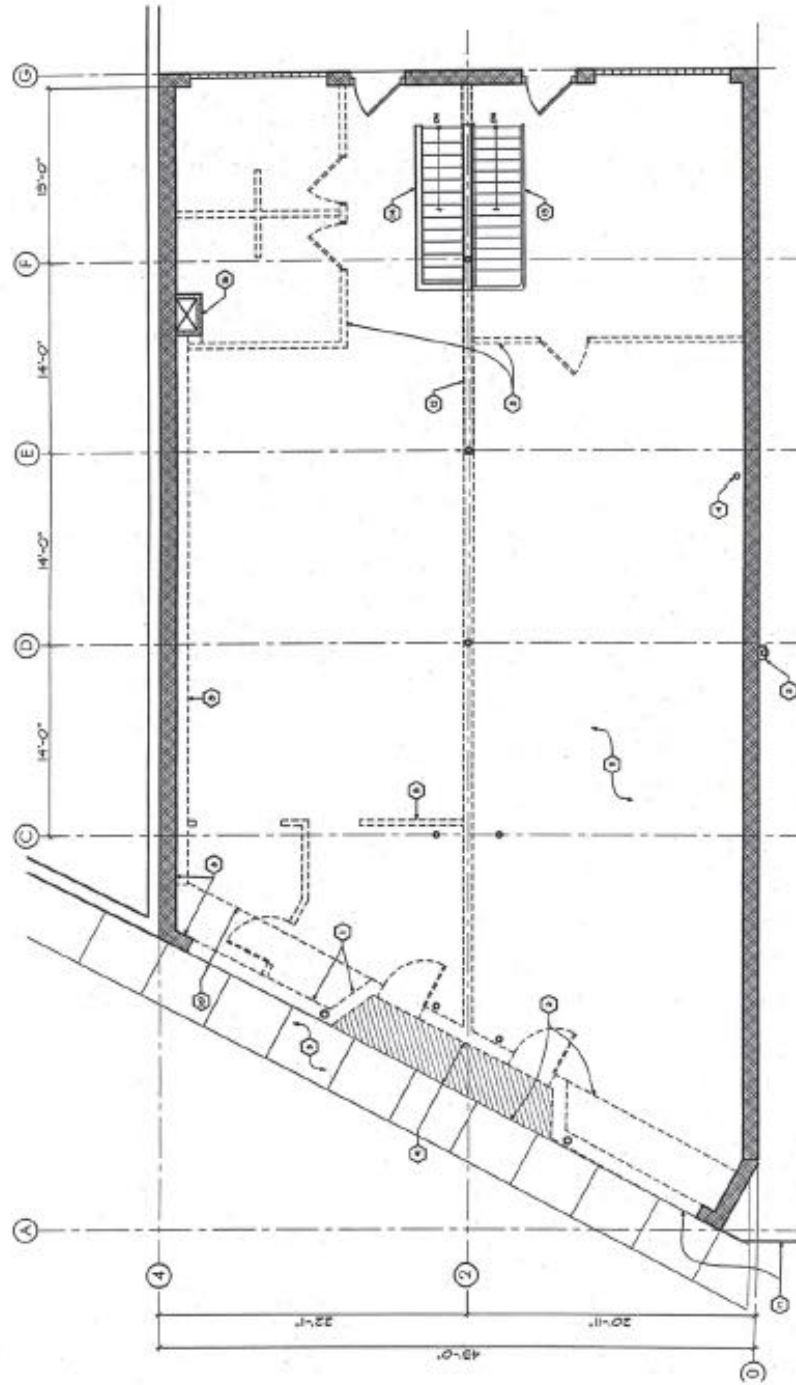
Basement storage space available

Perfect for boutique retail, salon, coffee shop or storefront office

Off street parking available



Site Plan



The Neighborhood

Uptown

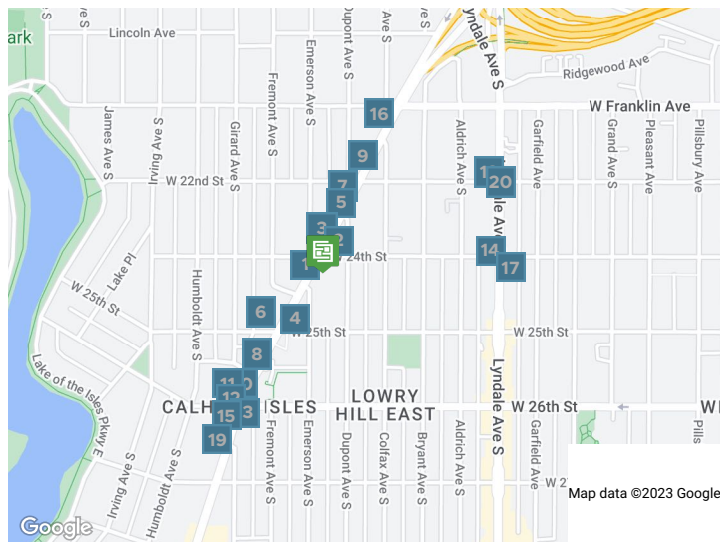
Uptown is a lively and truly urban neighborhood located south of Downtown Minneapolis. During the day, the area is a shopping and recreation destination and once the sun goes down, people come out to visit many bars and restaurants.



93
WALK SCORE

57
TRANSIT SCORE

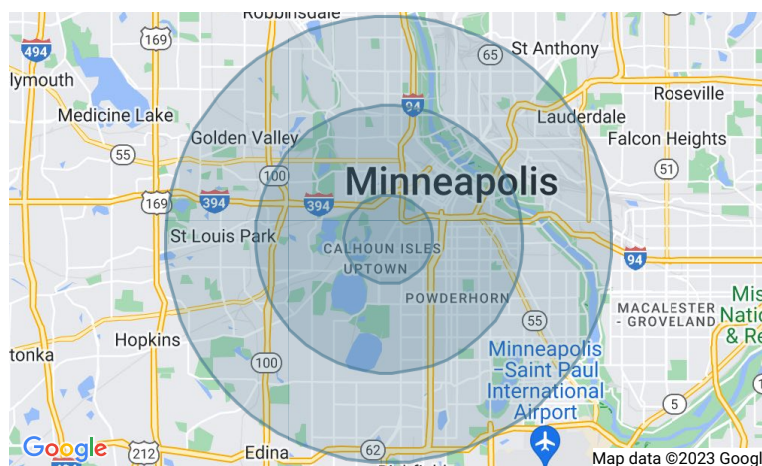
91
BIKE SCORE



- 1 Spyhouse Coffee
- 2 The Cafe Meow
- 2 Pizza Hut
- 3 Five Guys
- 3 Urban Skillet MN
- 4 Domino's Pizza
- 4 Rinata Restaurant
- 5 Starbucks
- 5 Pizza Shark
- 6 Starbucks
- 6 Kowalski's Markets
- 7 Tao Organic Cafe + Herbery
- 8 Namaste Cafe
- 8 Nico's Taco And Tequila Bar
- 9 The Lowry
- 10 Soho Cafe
- 11 India Palace Uptown
- 12 Uptown Diner
- 13 Sencha Tea Bar
- 14 Leaning Tower Of Pizza
- 15 Chipotle Mexican Grill
- 16 Sebastian Joe's Ice Cream Cafe
- 17 SK Coffee: Whittier Coffee Bar
- 17 Vegan East
- 18 Caffetto Coffee House
- 18 Red Dragon Restaurant
- 19 Red Cow Uptown
- 20 Spicy King Food Truck

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| Total population | 41,239 | 239,700 | 508,905 |
| Median age in years | 33.1 | 34.1 | 34.5 |
| Total households | 23,432 | 114,227 | 224,988 |
| Median household income | \$68,562 | \$71,612 | \$78,284 |
| Average household size | 1.72 | 2.01 | 2.17 |
| Average home value | \$506,506 | \$433,268 | \$409,241 |

Data Source: ESRI/ArcGIS (2022)



Uptown
Neighborhood Photos

