



2922 Aldrich Ave S  
Minneapolis, MN 55408

FOR LEASE





## Overview

This 4,730 SF retail space at the base of the Blue and Lime Apartments offers outstanding visibility along vibrant W Lake Street. Formerly home to a well-established hair studio, the space comes fully built out for a salon or spa with plumbing in place and flexible layout options. Located below 246 residential units and surrounded by dense urban housing and retail, this Class A ground-floor unit is ideal for service-based retail or wellness concepts looking to capture consistent foot traffic and neighborhood demand.



- Asking Rent: \$16-22/SF Gross Lease
- Available Date: ASAP



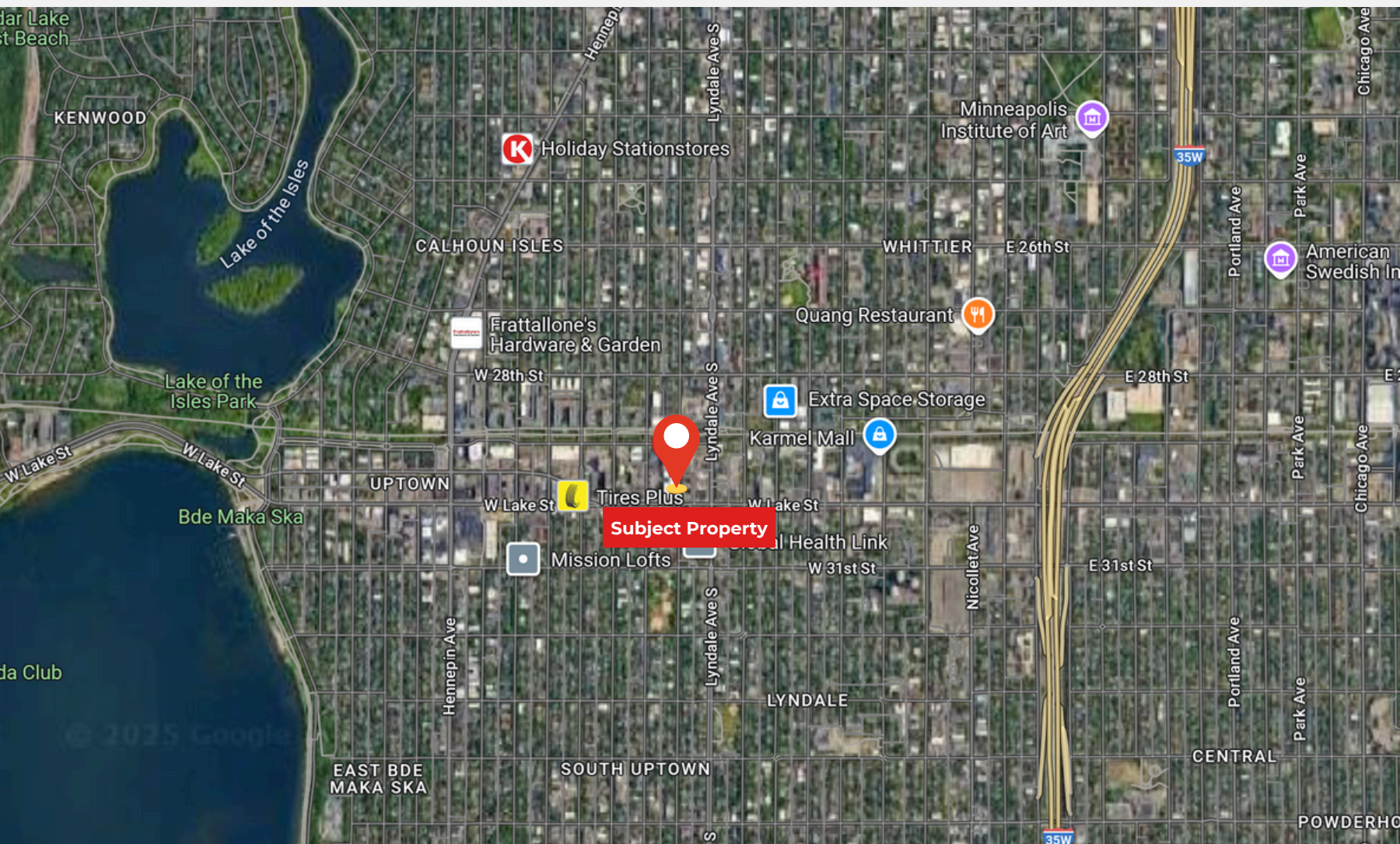
- Space Available: 4,730 SF (can be split in half, minimum 2,400 SF)
- Year Built: 2007



### Key Highlights:

- Built-out for hair/nail salon with existing plumbing
- Prime Lake Street exposure with over 20,000 vehicles/day
- Located beneath 246-unit apartment building
- Attached free customer parking ramp plus public parking options
- 14' clear height, sprinklered, Class A construction
- Excellent signage visibility and pedestrian access
- Ideal for salon, wellness, boutique fitness, or other retail uses





## Area



### Area Tenants:

Lunds & Byerlys  
CorePower Yoga  
Verizon  
3D Media Lab  
Moxy Minneapolis Uptown  
Bryant-Lake Bowl & Theater



### Traffic:

- Average Daily Traffic: The property benefits from an Average Daily Traffic (ADT) count of 20,326 vehicles, offering substantial visibility for businesses located here
- Robust public transit access: multiple bus lines serve the area, including routes 4, 21, 27, 38, 113, and the METRO B Line
- Exceptional walkability and bikeability





# Interior







Interior







## Contact Us

Stas Manchik



[www.wyngroup.com](http://www.wyngroup.com)



Cell: 612.987.1429



[Stas@wyngroup.com](mailto:Stas@wyngroup.com)

Marshall Nguyen



[www.wyngroup.com](http://www.wyngroup.com)



Cell: 612.327.1059



[Marshall@wyngroup.com](mailto:Marshall@wyngroup.com)

Information is deemed reliable, but pricing and sizes are approximate and are subject to negotiation, change and verification. No warranty is given.