

COMMERCIAL/ RETAIL SPACE FOR LEASE

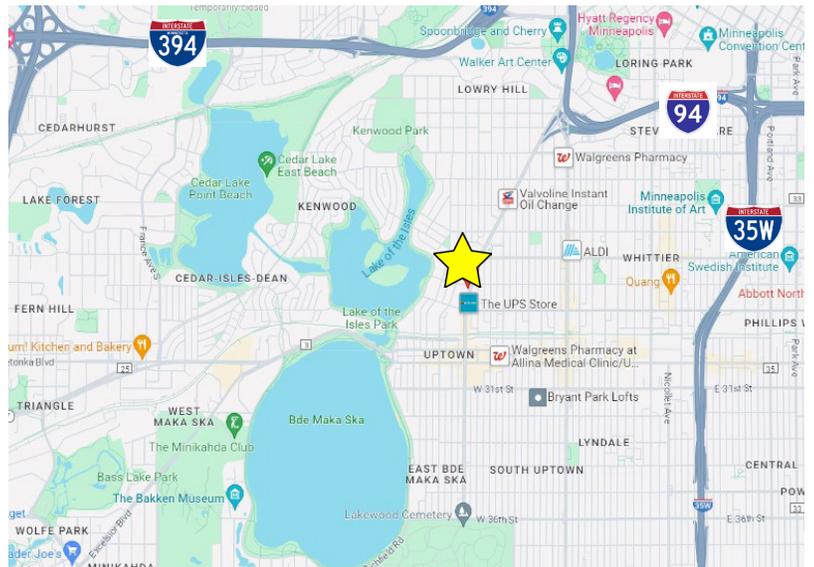


2700 Hennepin Avenue Building

2700 Hennepin Avenue S, Minneapolis, MN 55408

BUILDING HIGHLIGHTS

- Two-tenant retail building located in the vibrant Kenwood neighborhood of Minneapolis located at the corner of Hennepin Avenue S & 27th Street W
- Built in 2014
- 2nd Generation restaurant/retail/office/creative space
- 4,025 RSF end-cap space available for lease (divisible)
- Strong retail co-tenant: Bank of America
- Restaurant lease includes all existing equipment and furniture (equipment list available upon request)
- Private, shared parking lot with 20 parking stalls surrounding the building
- Huge windows/natural light and several entrances
- Nearby businesses include: Walgreens, Red Cow, Uptown Diner, Stilo Cuts Barbershop, Frattallone's Hardware and the UPS Store



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Building Address	2700 Hennepin Avenue S Minneapolis, MN 55408
Availability	4,025 RSF (divisible to 1,300 RSF)
Net Lease Rate	\$36.00 - \$39.00 PSF
Operating Expenses	\$19.46 PSF (2026 est.)
Parking	Private, shared parking lot
Signage	Tenant may place signage on exterior of Premises in accordance with all building and city regulations
Traffic Counts*	24,300 VPD on Hennepin Ave S

*Source: MNDOT 2019

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,391	133,711	311,537
Median HH Income	\$78,955	\$78,773	\$66,826
Total Households (2023)	53,749	79,443	157,268

*Source: Catylist Research



Located in the vibrant Kenwood neighborhood of Minneapolis, this high profile, 4,025 SF endcap restaurant space is now available at the busy intersection of Hennepin Avenue South and 27th Street West.

This two-tenant retail building was constructed in 2014, and is located in the heart of a dense residential neighborhood and high-traffic retail corridor. The only co-tenant is Bank of America, featuring a drive-thru banking lane.

This second generation full-service, restaurant and bar space boasts a private/shared parking lot, easy access, existing restaurant and bar equipment and lots of natural light.

Call to set up a tour!

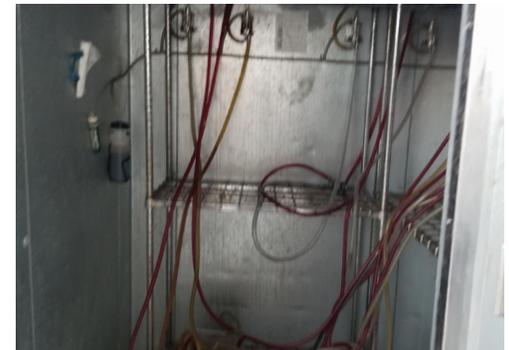
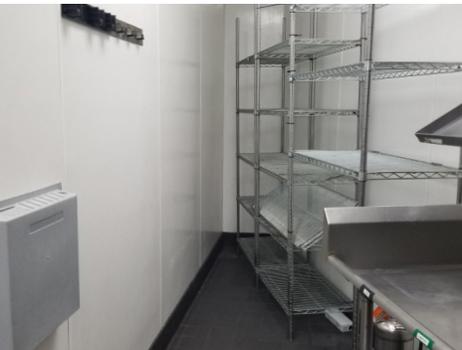
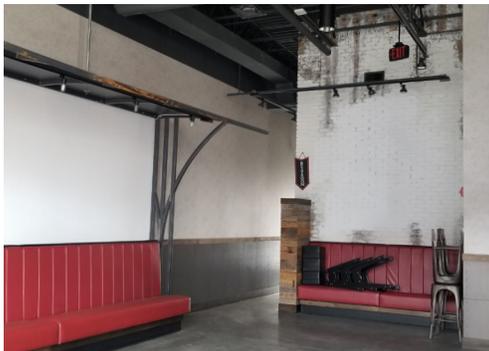


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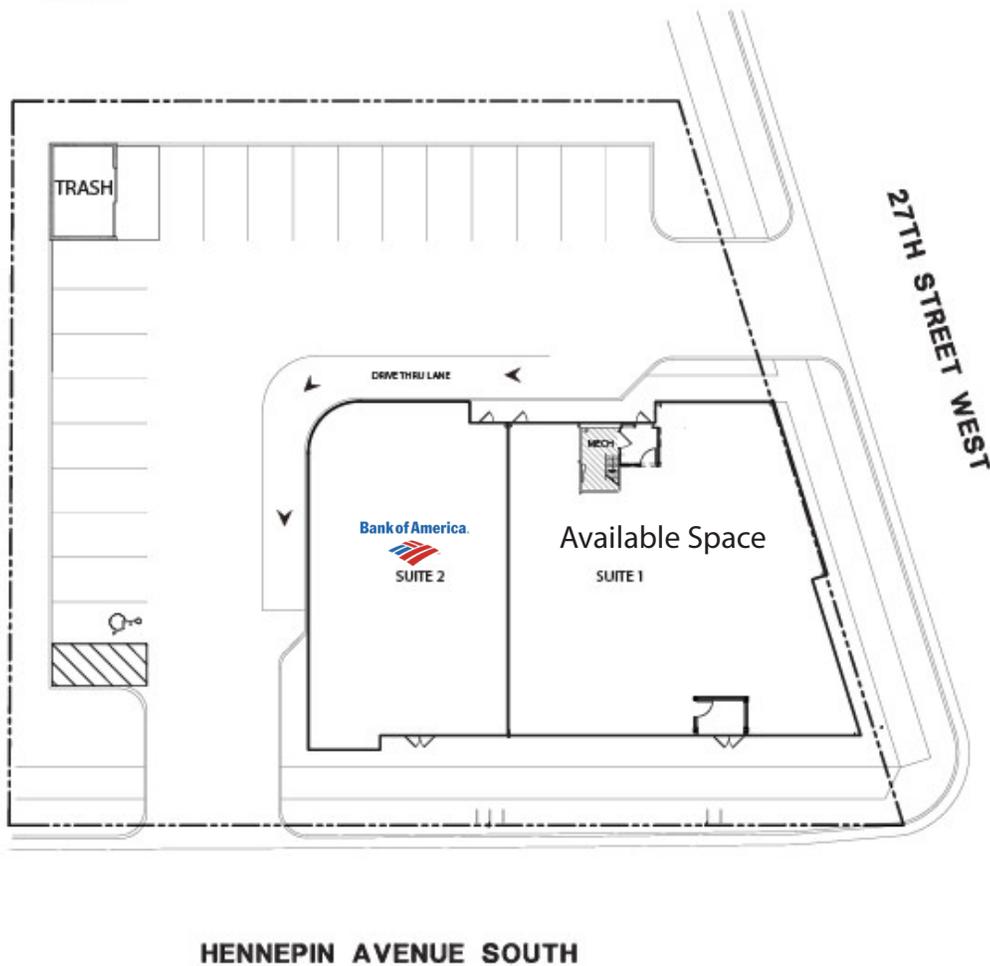
Site Plan

2700 HENNEPIN AVENUE SOUTH MINNEAPOLIS, MN

PROPERTY LINE



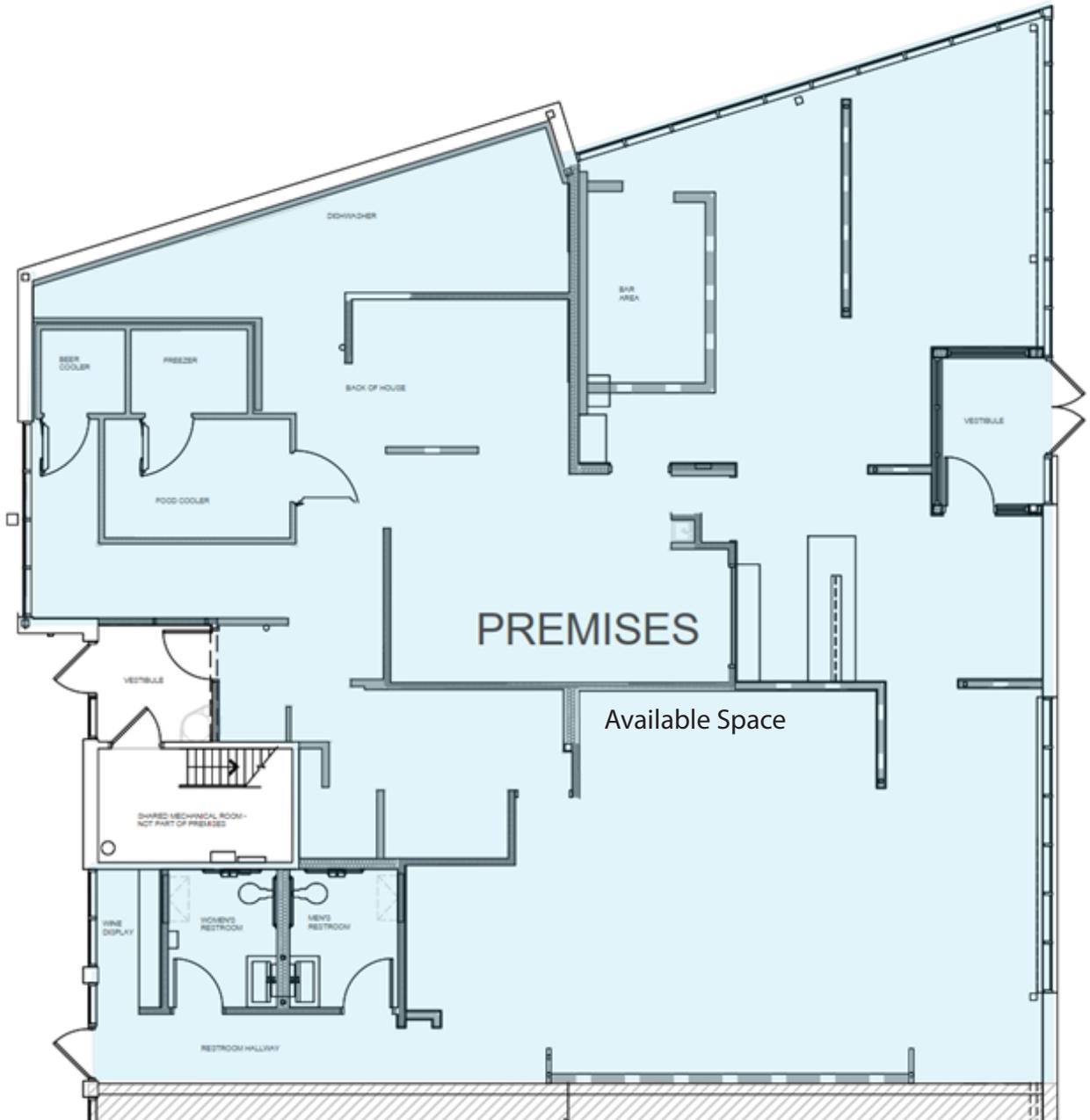
COMMON AREAS



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Floor Plan



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Floor Plan (Potential Demising)

