

Retail/Restaurant Space For Lease

1242-1260 Hennepin Avenue
Minneapolis, MN



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RETAIL SPACE ON HENNEPIN AVENUE!

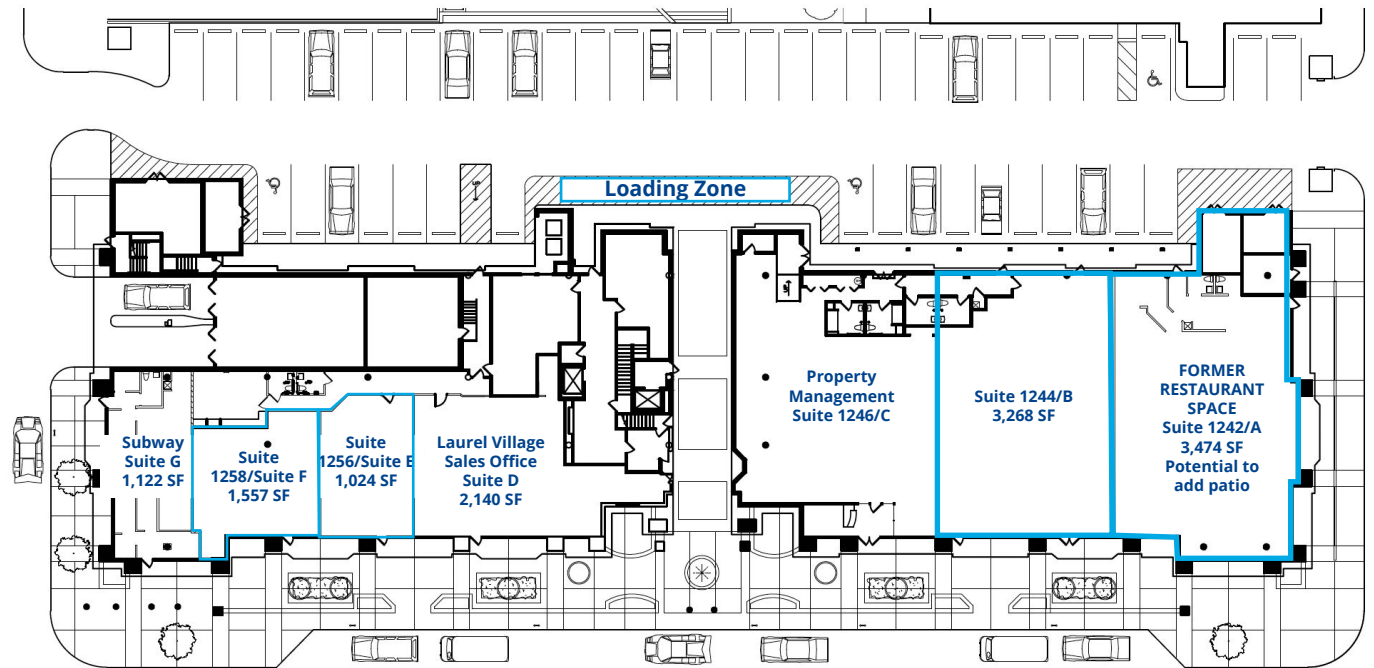


SPACE AVAILABLE

- Suite 1242: 3,474 sf (2nd generation restaurant space with potential to add patio)
- Suite 1244/A: 3,268 sf (former medical space)
- Suite 1256/E: 1,024 sf
- Suite 1258/F: 1,557 sf
- Lease Rate: \$19.00 net
- 2025 CAM: \$7.08 psf (includes gas) and Tax: \$1.52 psf

HIGHLIGHTS and FEATURES

- Join co-tenants VIP Hair & Nail Salon, Alterations Express, Subway, and New Horizon Academy
- Part of a mixed-use project with 727 residential apartments
- Covered contract parking for employees available
- Free customer parking available in the rear of the building
- Easy access to I-394, I-94 and I-35
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91



DEMOGRAPHICS and TRAFFIC COUNTS

- Average Population: 1 mile - 15,453, 3 miles - 150,107 and 5 miles - 315,996
- Average Household Income: 1 mile - \$54,158, 3 miles - \$52,828 and 5 miles - \$57,432
- Hennepin Avenue - 15,000 VPD, N 12th St - 9,900 VPD, and N 13th St - 9,400 VPD
- Walk Score: 96 | Transit Score: 82 | Bike Score: 91

Aerial Map



Accelerating success.

