

RETAIL/OFFICE SPACES

1227 Hennepin Ave Minneapolis, MN



FOR MORE INFORMATION CONTACT:

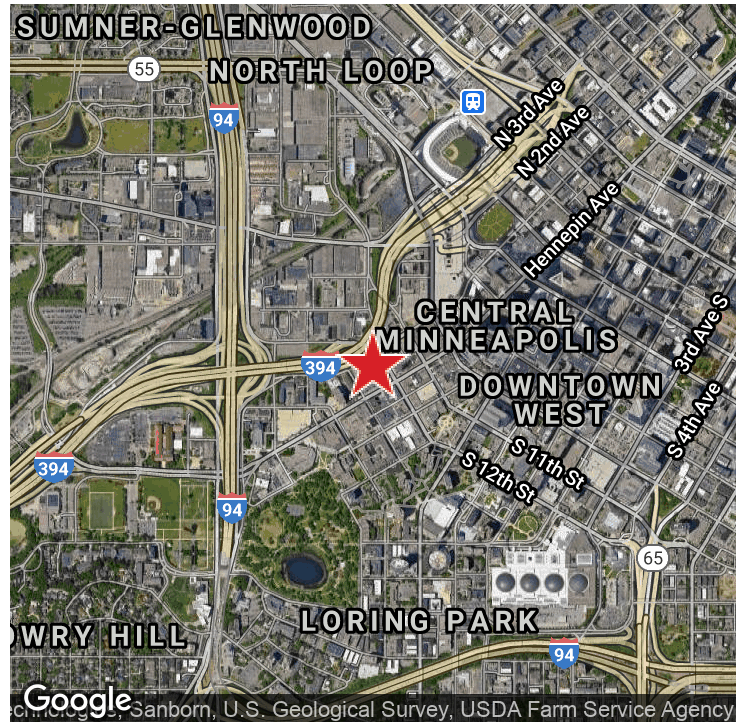
STEVE OGREN

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Executive Summary



OFFERING SUMMARY

Available SF: Space A	1,779 SF
Lease Rate:	Main Level: \$15.00 PSF NNN
	Mezzanine: \$7.50 PSF NNN
Plus CAM And Real Estate Tax:	\$8.31 PSF
Year Built:	1892
Building Size:	3,493 SF

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PROPERTY OVERVIEW

This space can be combined with adjacent retail space (depicted as space "B" on the attached photos) that is approximately 1,714 SF (Includes mezzanine) creating a combined total of 3,493 SF.

PROPERTY HIGHLIGHTS

- Busy Corner Location South 13th Street & Hennepin Ave
- Excellent Views & Natural Light
- Voluminous Open Space with High Ceilings
- High Traffic & Visibility
- Other Area Retailers Include: Lunds & Bylerlys, Eli's, Buca De Beppo, Butcher & The Boar, The Bulldog, Davanni's, CVS & More



Additional Photos



Space A

Space A



Space A

Space A

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Additional Photos



Space A



Space A



Space A

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Additional Photos



Space B



Space B



Space B Front Door Entrance



Mezzanine

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Retailer Map



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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	7,889	31,516	70,337
Median age	36.2	33.5	31.7
Median age (Male)	39.1	35.2	32.9
Median age (Female)	33.0	31.7	30.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,754	20,595	39,440
# of persons per HH	1.4	1.5	1.8
Average HH income	\$62,384	\$59,507	\$58,392
Average house value	\$220,046	\$278,858	\$297,238

* Demographic data derived from 2010 US Census

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