

# 3006 HENNEPIN AVE S

Minneapolis

For Sale or Lease



WE ARE  
THE CENTER  
OF RETAIL



CUSHMANWAKEFIELD.COM

# 3006 HENNEPIN AVE S

Minneapolis



## SPACE AVAILABLE

Gross Building Area - 14,481 sf  
Main Floor - 5,114 sf  
Second Floor - 3,668 sf  
Net Rentable Area - 8,872 sf  
Basement - 5,699 sf

## LEASE RATE

Negotiable

## SALE PRICE

Negotiable

## REAL ESTATE TAXES

\$83,651.52

## NEIGHBORING TENANTS

Salons by JC, People's Organic, LA Fitness, Lunds & Byerlys, The New Uptown Cafe, and many more shops and restaurants

## COMMENTS

- Located in the heart of Uptown on Hennepin Avenue just south of Lake Street and across from Seven Points
- 12 parking stalls available on Holmes Avenue



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

	POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	33,362	18,195	\$100,068	12,381
3 Miles	232,245	107,601	\$104,674	246,219
5 Miles	495,471	216,204	\$103,812	416,081

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**Kim Meyer** / Senior Director / kim.meyer@cushwake.com / +1 952 893 8887

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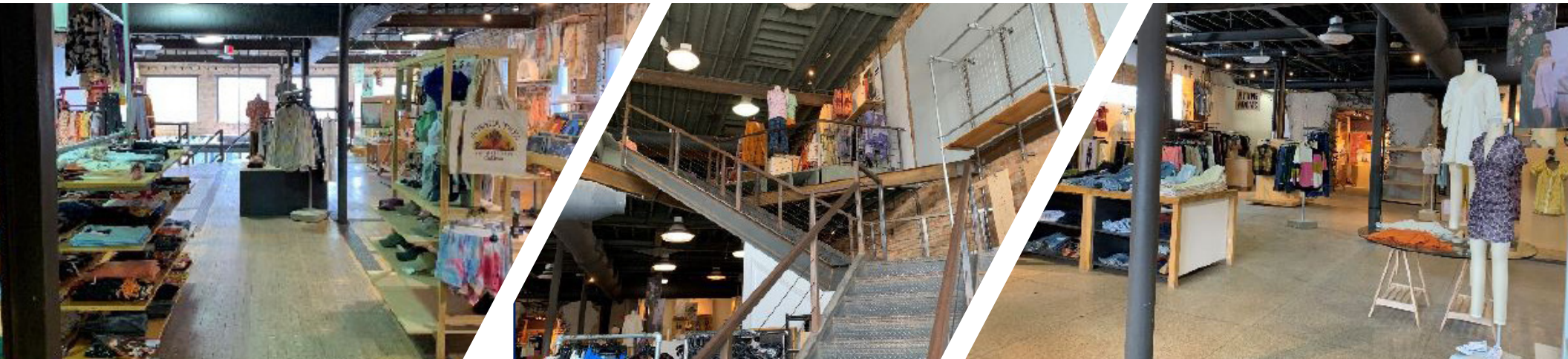
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## BUILDING HIGHLIGHTS

- Year built 1916; year renovated 2007
- Main floor has a sales area, dressing rooms, and employee restrooms
- A staircase serves access to the second floor sales area and dressing rooms, and to the basement office area, storage area, workshop area, and lounge area
- Terrazzo on the main floor; wooden flooring on the second floor, concrete in the basement



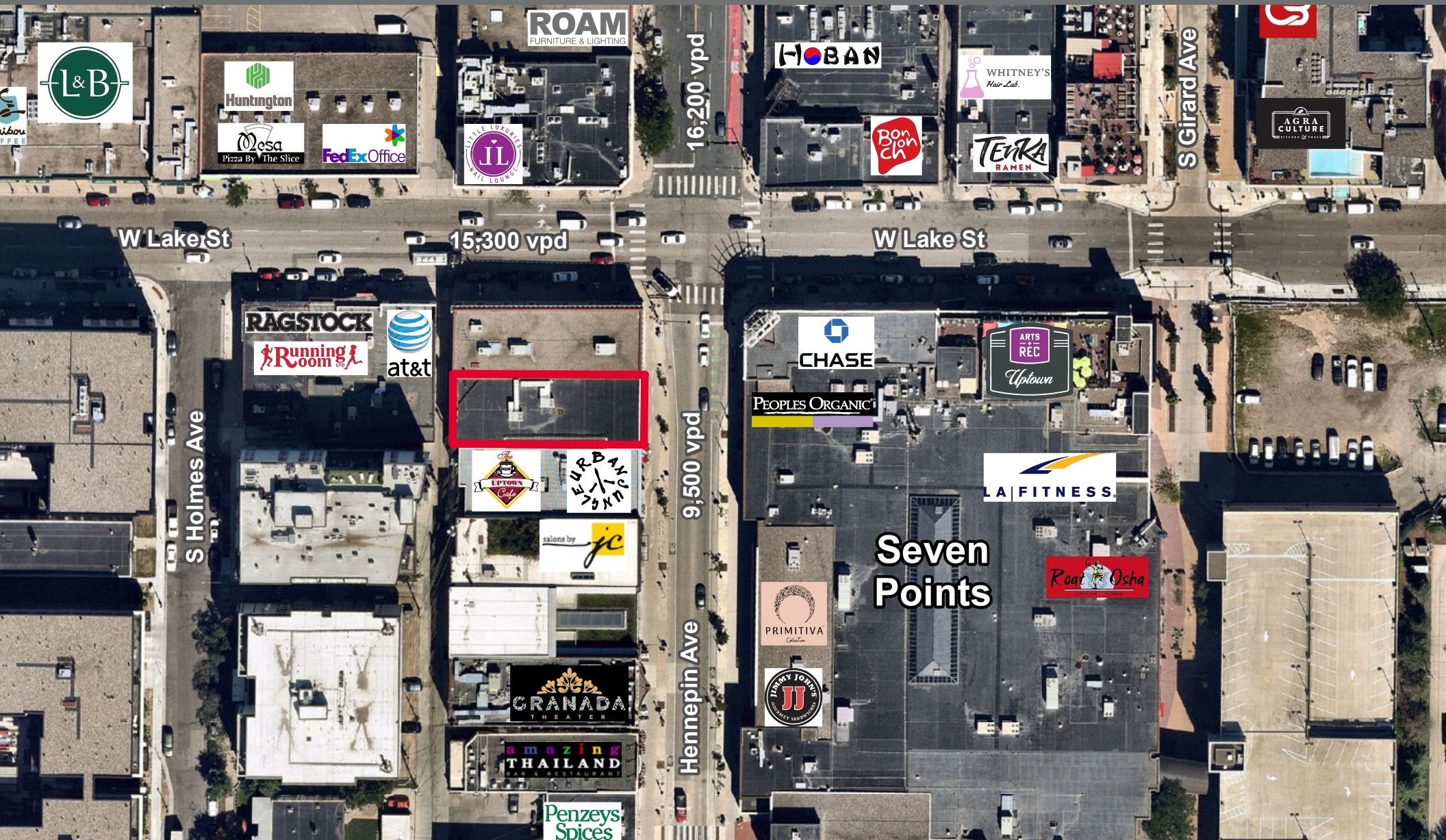
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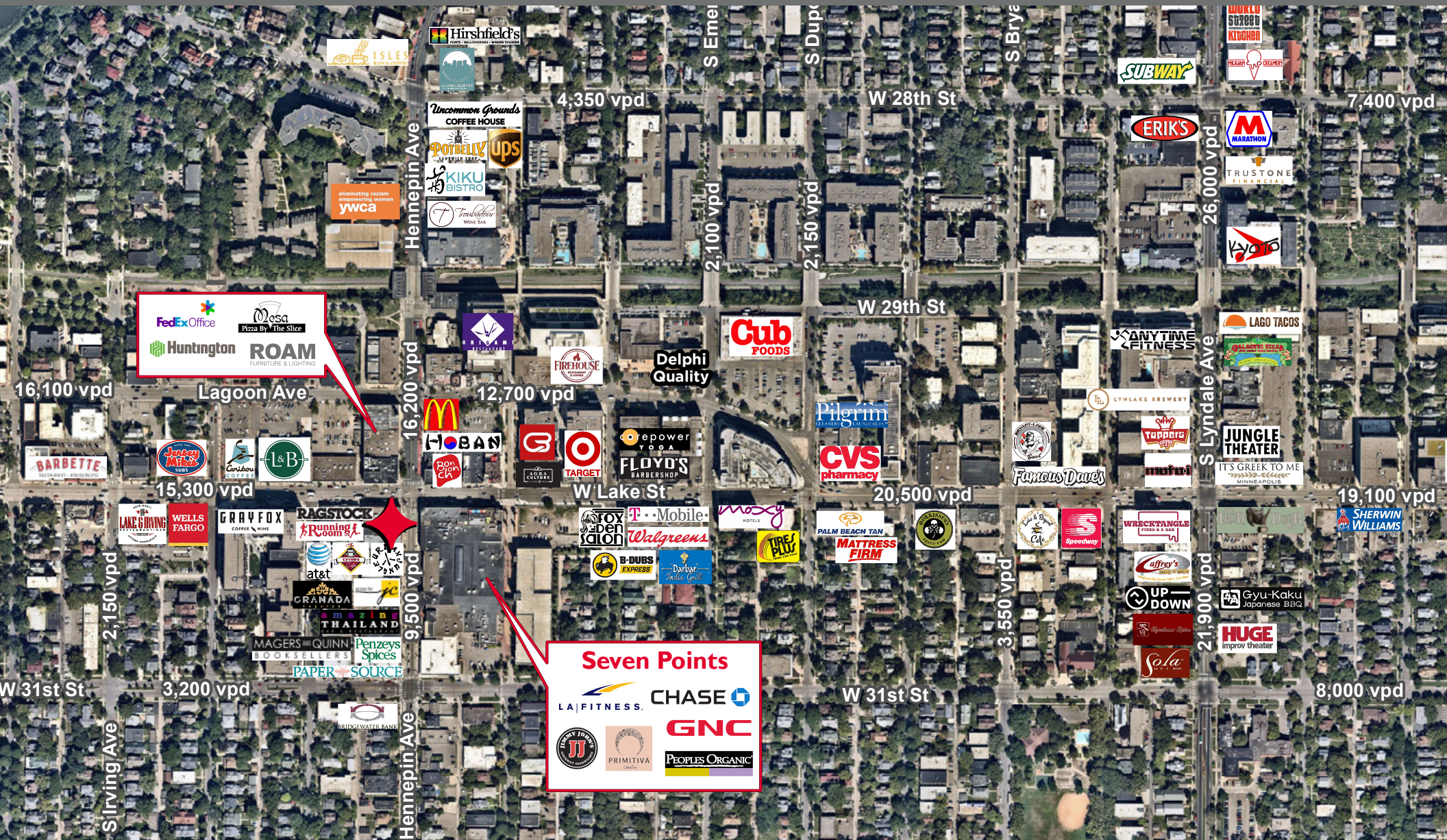
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