

# 3006 HENNEPIN AVE S

Minneapolis

For Sale or Lease



WE ARE  
THE CENTER  
OF RETAIL



# 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 - 8,782 sf  
Basement - 5,699 sf

## LEASE RATE

Negotiable

## SALE PRICE

Negotiable

## 2026 REAL ESTATE TAXES

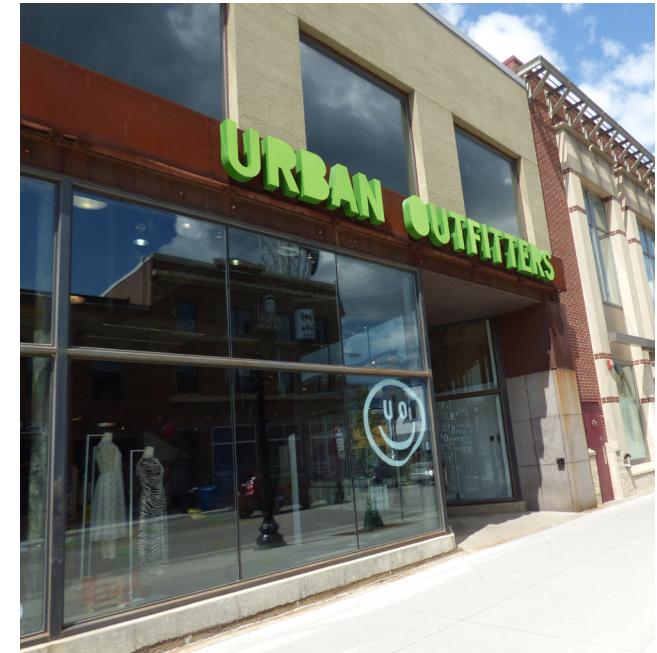
\$54,570.36

## NEIGHBORING TENANTS

Salons by JC, 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



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	33,811	18,580	\$98,121	11,111
3 Miles	230,992	109,424	\$102,904	230,202
5 Miles	489,546	217,229	\$103,785	394,516

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

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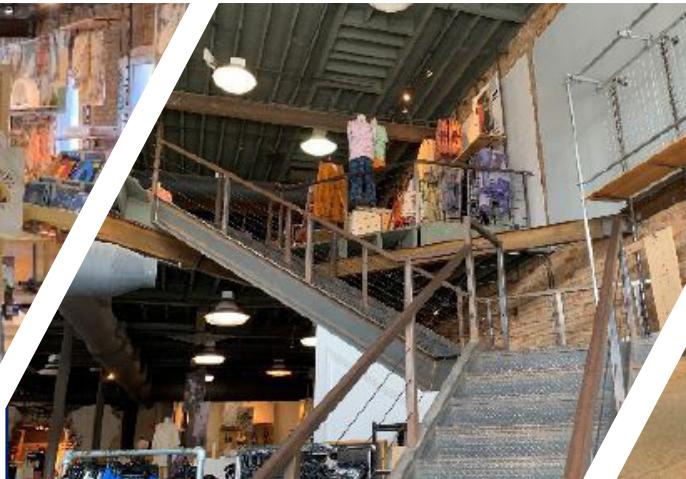
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## BUILDING HIGHLIGHTS

- 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

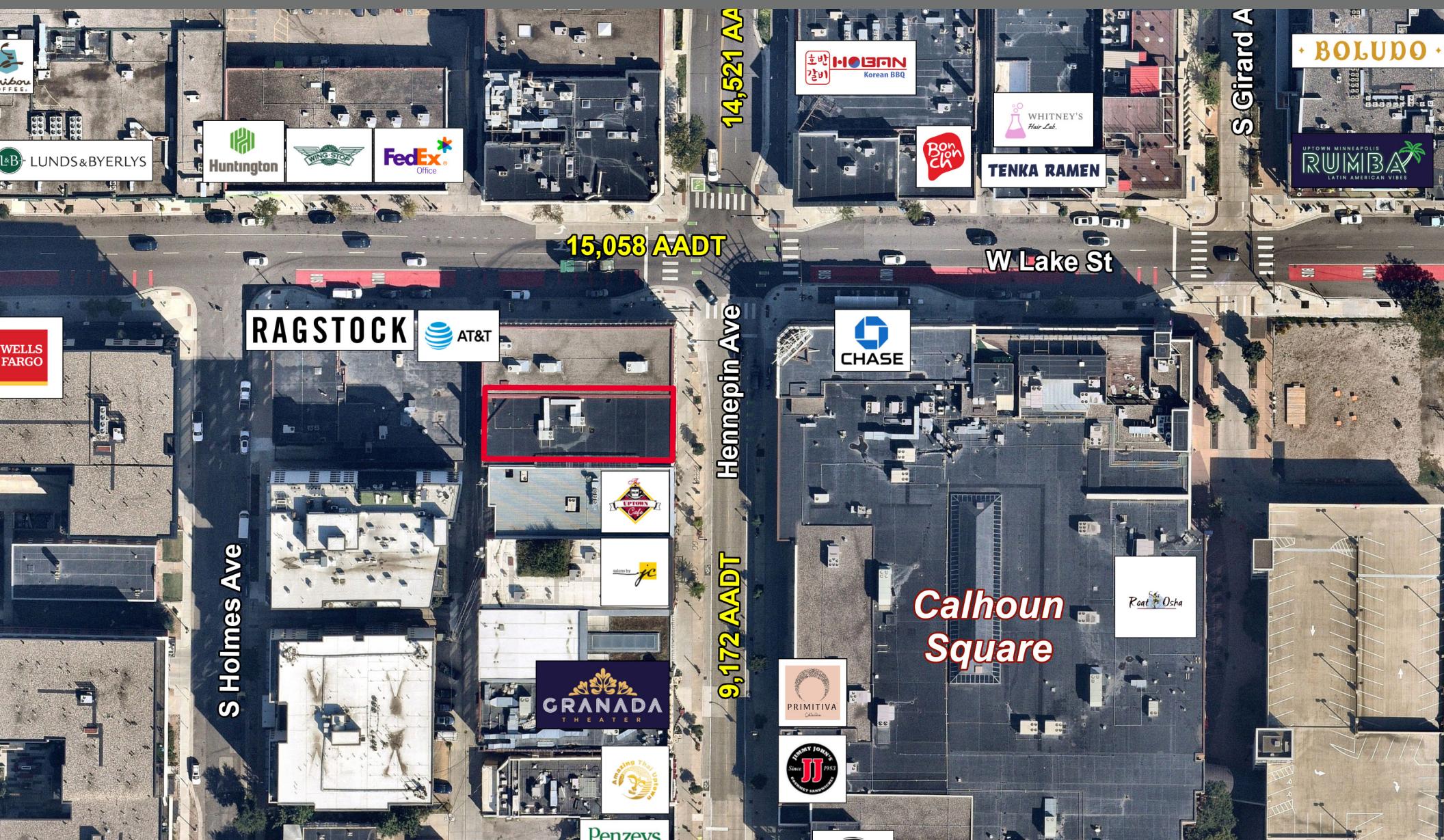


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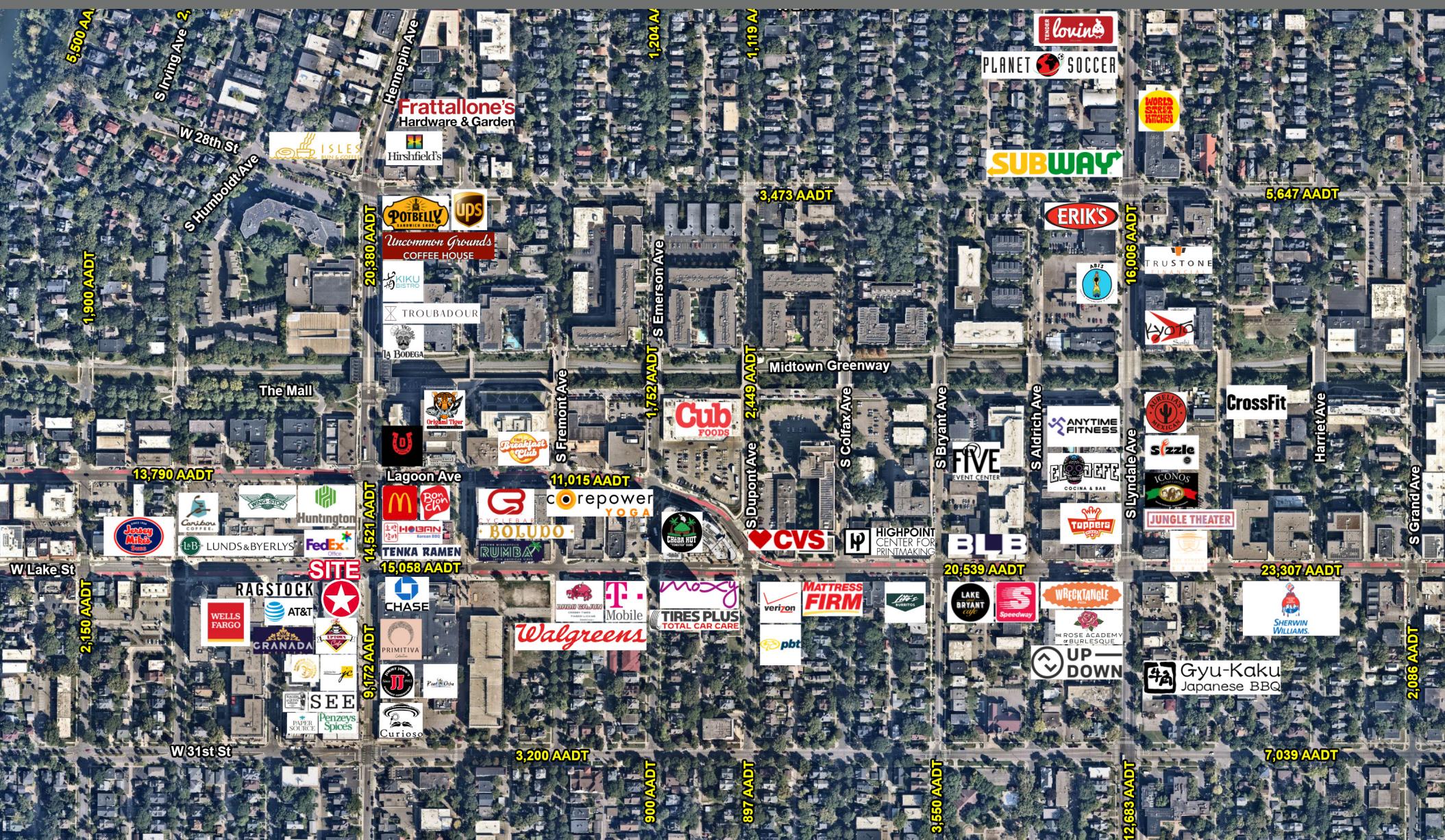


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