

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 - 8,782 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

	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

Ned Rukavina / Executive Director / ned.rukavina@cushwake.com / +1 952 820 8738
Kim Meyer / Senior Director / kim.meyer@cushwake.com / +1 952 893 8887

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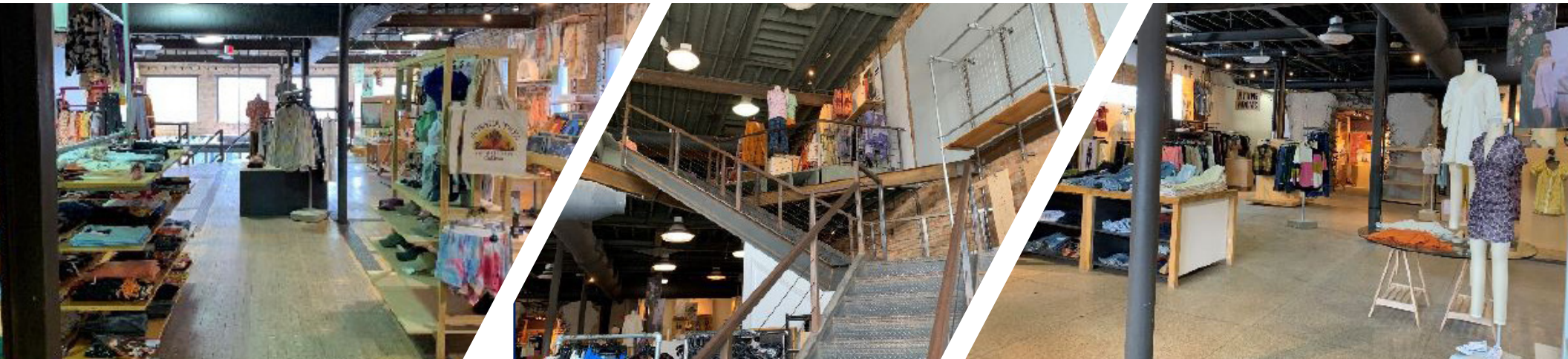
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BUILDING HIGHLIGHTS

- 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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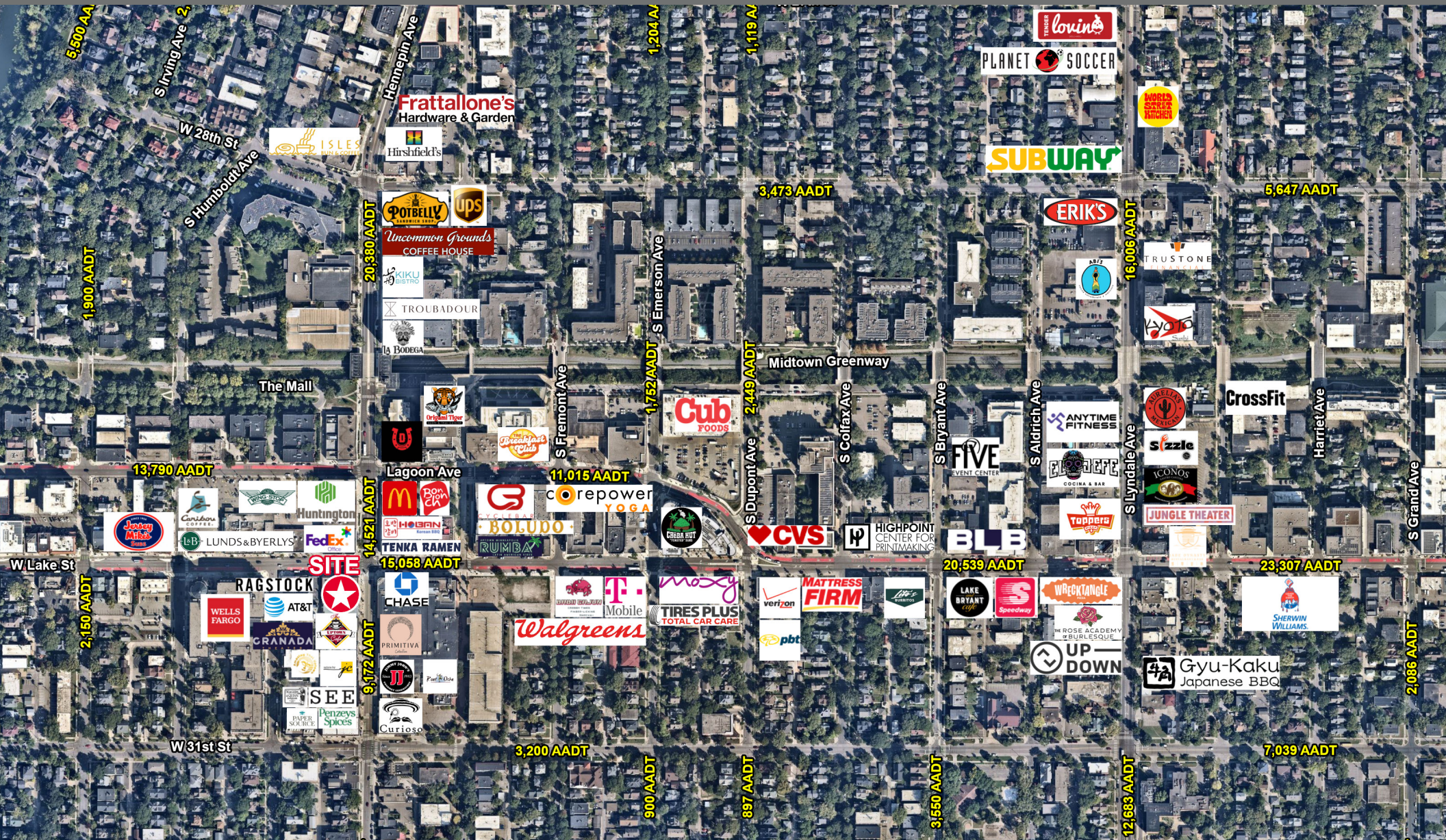
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