

*Uptown
Envy*

FOR SALE OR LEASE



2210 HENNEPIN AVENUE SOUTH
MINNEAPOLIS, MN 55405

The Offering

Transwestern is pleased to offer the property at **2210 Hennepin Avenue South** for sale or lease. The building contains approximately 11,866 square feet and is situated on a 13,111 square foot lot. The property is currently zoned for commercial use. The property is located in Uptown, with excellent access to nearby highways and interstates. Situated in a lively neighborhood, this site is surrounded by an array of local dining, shopping, and community services, making it an ideal choice for all.



Contacts

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Demographics



Daytime Population		
1-MILE	3-MILE	5-MILE
31,589	355,172	620,557



Average Household Income		
1-MILE	3-MILE	5-MILE
\$106,407	\$112,268	\$120,717



Population With Bachelor's or Above		
1-MILE	3-MILE	5-MILE
63.4%	56.6%	57.9%

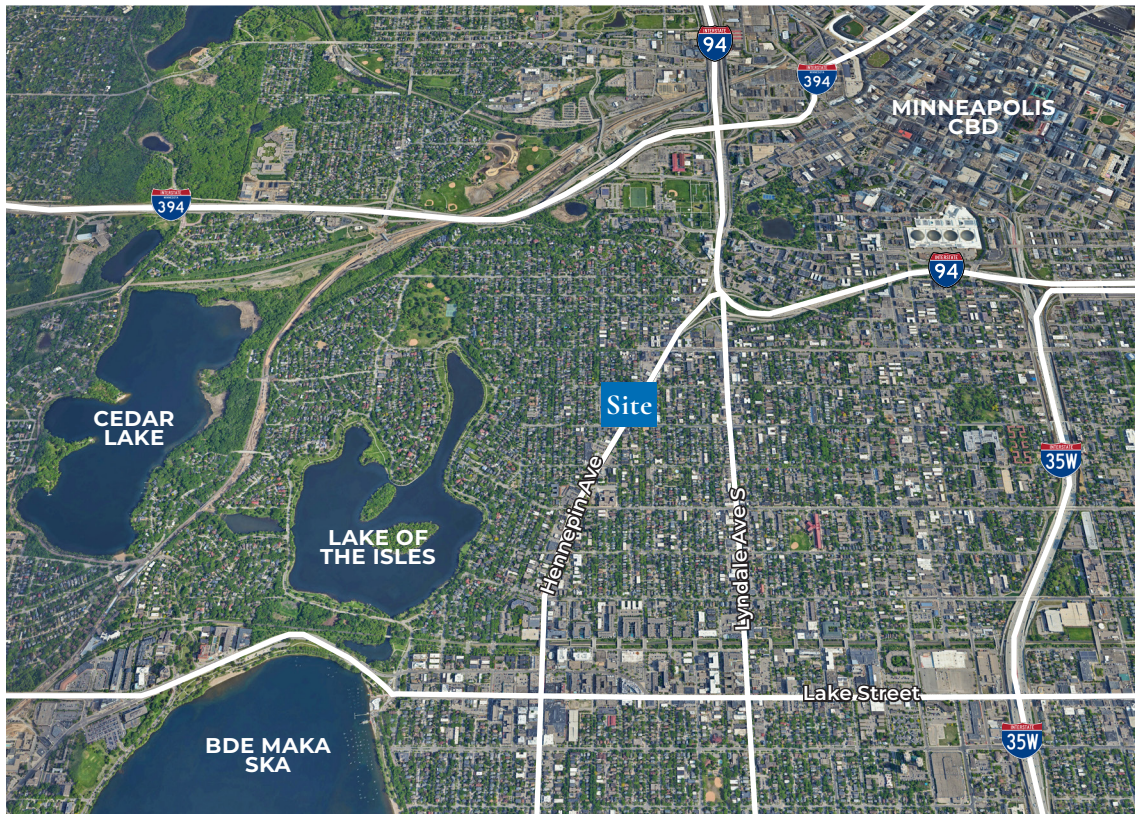


Median Age		
1-MILE	3-MILE	5-MILE
31.9	33.2	33.8

The Neighborhood

2210 Hennepin Avenue South boasts exceptional accessibility, making it an ideal location for a retail property or restaurant. Situated just off I-94, it offers quick access to downtown Minneapolis and surrounding neighborhoods, while nearby I-35W provides direct routes to the northern suburbs. Abundant public transportation options and ample parking ensure convenience for both local residents and commuters, making this site highly attractive for businesses looking to draw a diverse clientele.

Minneapolis, MN



Nearby Food



Other Area Retail



Property Details

Site Plan

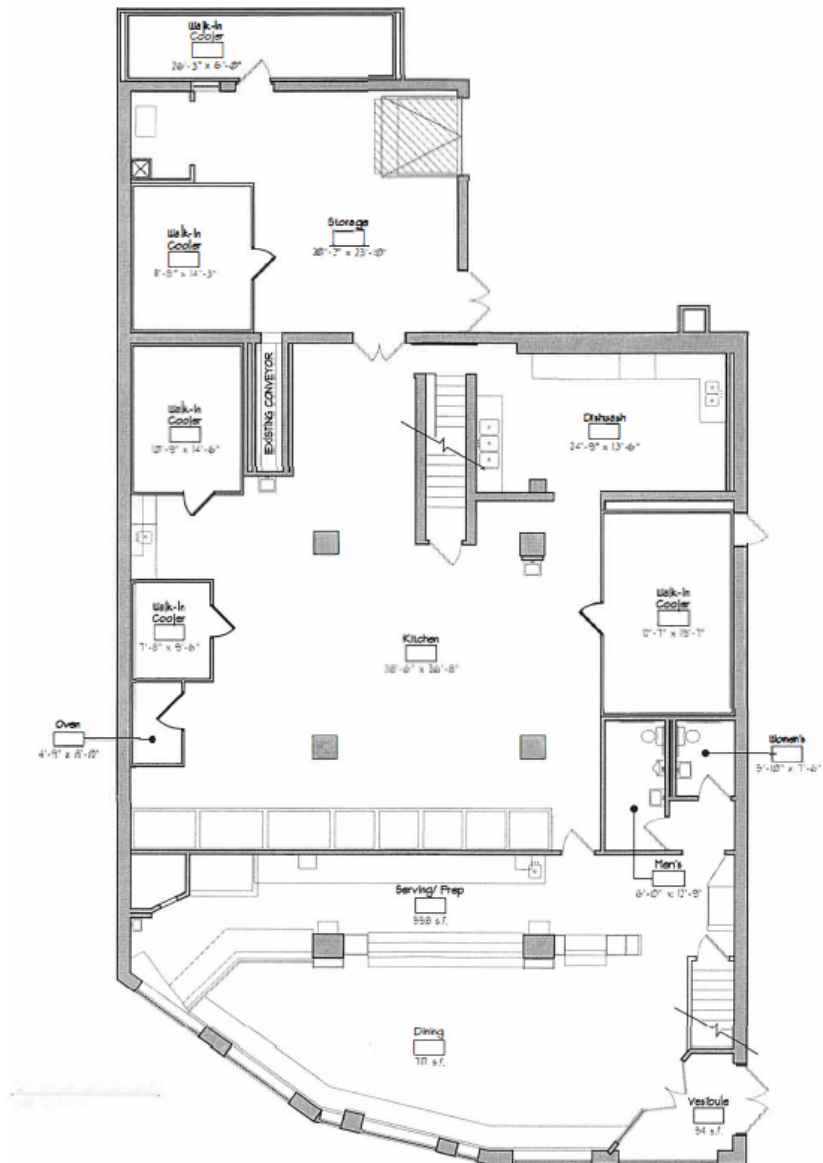


Fast Facts

Address	2210 Hennepin Avenue South Minneapolis, MN 55405
Parcel ID	33-029-24-12-0189
Building Size	Ground Level - 5,916 SF Lower Level - 4,925 SF Mezzanine - 1,025 SF Total - 11,866 SF
Land Area	0.306 AC / 13,111 SF
Parking	Up to 20 stalls (currently striped for 12)
Stories	1 + Lower Level and Partial Mezzanine
Loading	One dock door
Signage	Billboard and Canopy Signage
Year Built/ Renovated	1930/2017
Property Type	Retail-Restaurant and Commissary Kitchen
County	Hennepin

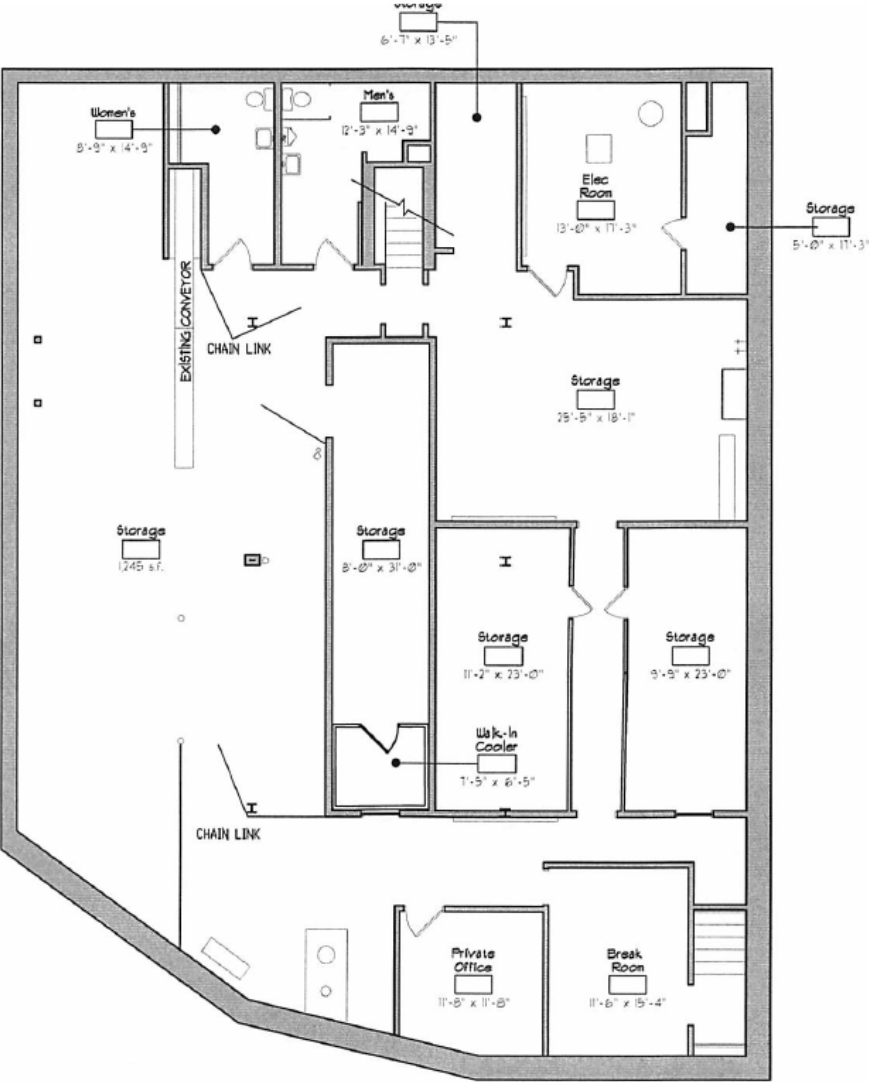
Floor Plans

Ground Level



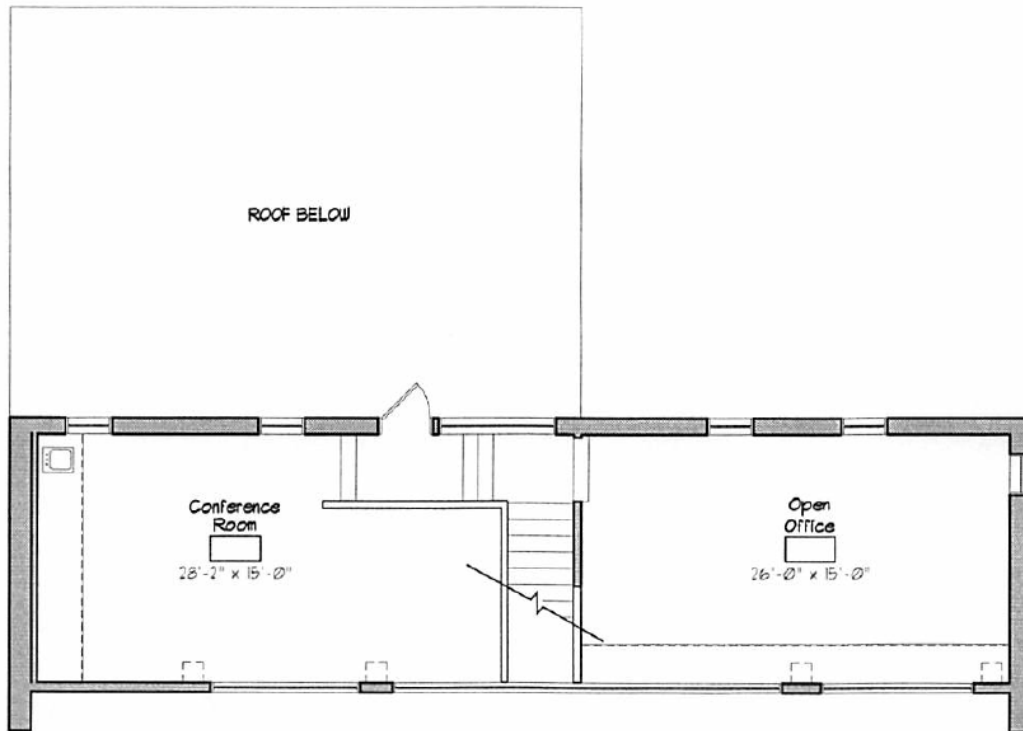
Floor Plans

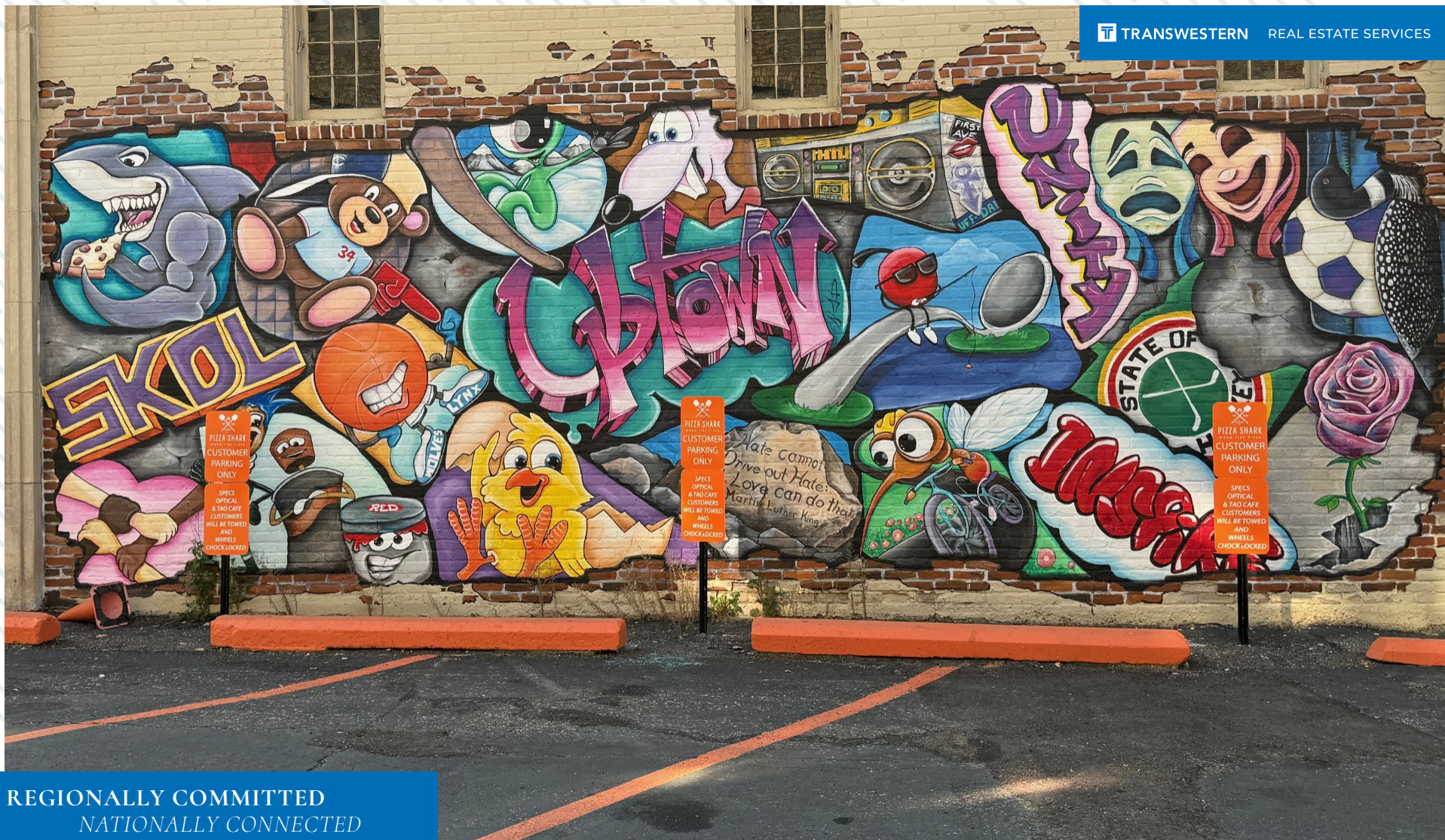
Lower Level



Floor Plans

Mezzanine Level





REGIONALLY COMMITTED
NATIONALLY CONNECTED

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T Capital Markets & Asset Strategies
MIDWEST

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