



1100-1154 Hennepin Ave | Minneapolis

Approximately 13,758 SF
Retail Space For Lease

CORFAC
INTERNATIONAL

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com



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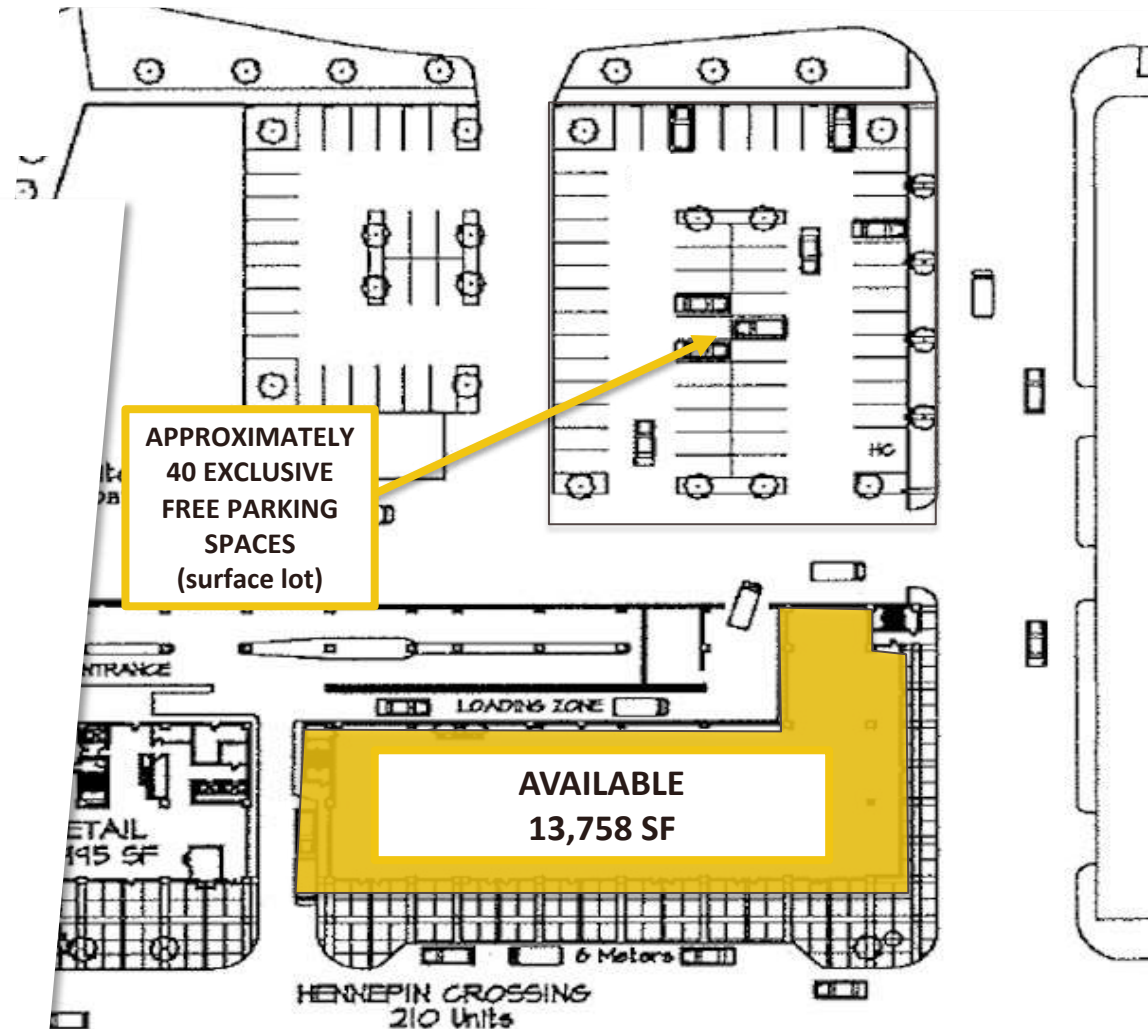
FREE PARKING IN DOWNTOWN MINNEAPOLIS!

HIGHLIGHTS AND FEATURES:

- Join co-tenants VIP Hair & Nail Salon, Alterations Express, Subway, and New Horizon Academy
- Highly visible corner
- Building signage on both Hennepin Avenue and 11th Street
- Part of a mixed-use project with 727 residential apartments
- Easy access to I-394, I-94 and I-35
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91

SPACE AVAILABLE:

- 13,758 square feet (approximately)
- 2024 CAM: \$6.84 psf and Tax: \$1.67 psf
- Lease Rate: Negotiable
- Exclusive free parking spaces: 40 (approx.)
- Column Spacing: 28'
- Ceiling Height: 11' 3"
- Loading area with a dock door
- Box bailer
- Storefront on Hennepin Avenue: 188 sf (approx.)
- Storefront on 11th St N: 95 sf (approx.)
- Illuminated building signage available on Hennepin Avenue and 11th Street N

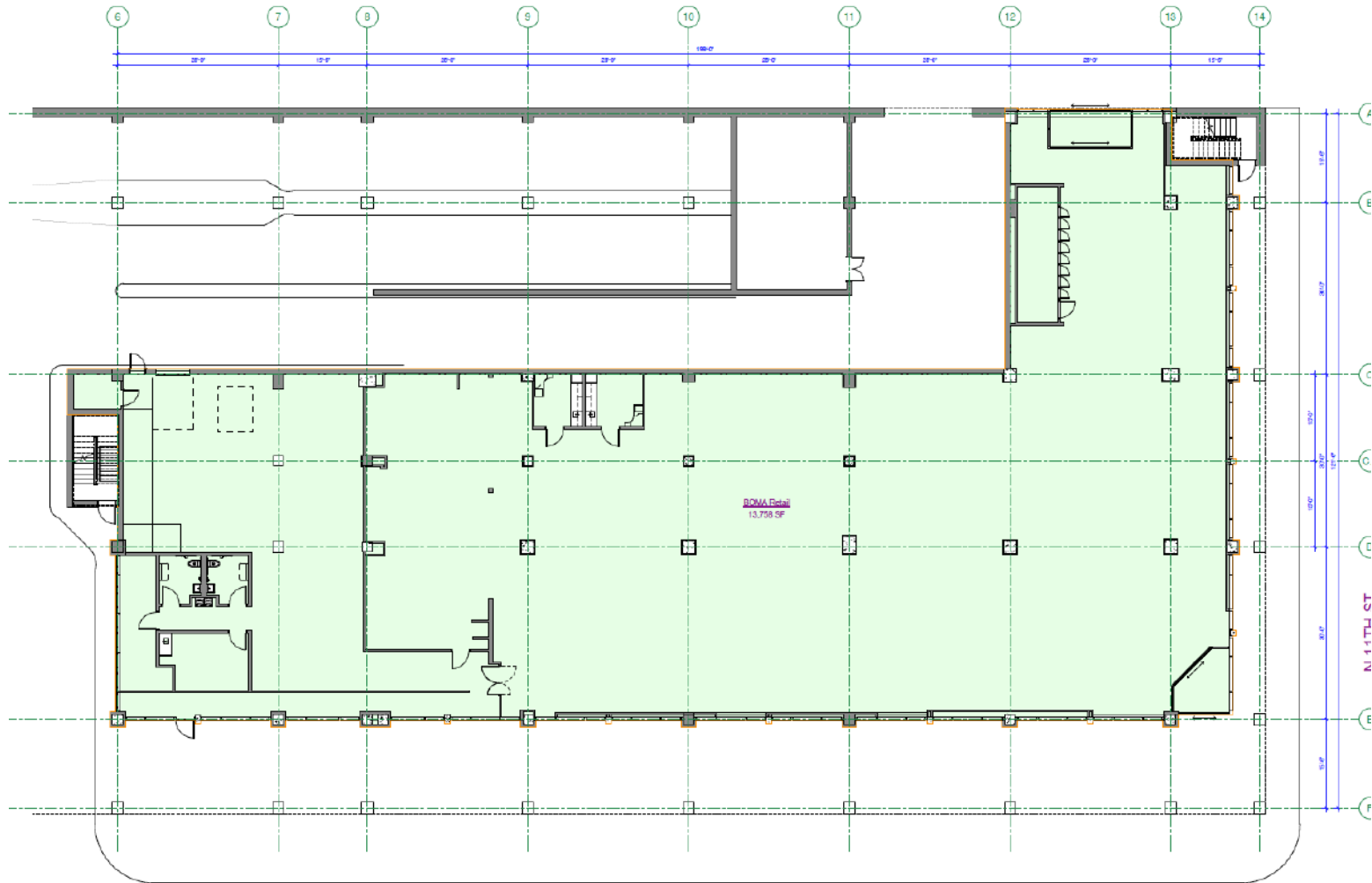


DEMOGRAPHICS AND TRAFFIC COUNTS:

- Average Population: 1 mile - 15,453, 3 miles - 150,107 and 5 miles - 315,996
- Average Household Income: 1 mile - \$54,158, 3 miles - \$52,828 and 5 miles - \$57,432
- Hennepin Avenue - 15,000 VPD, N 12th St - 9,900 VPD, and N 13th St - 9,400 VPD

SPACE PLAN

13,758 SF (APPROX.)



HENNEPIN AVE
Building Common Area

AERIAL

