



1242-1260 Hennepin Ave, Minneapolis



Approximately 1,024 SF to 6,742 SF  
Retail/Restaurant  
Space For Lease



Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

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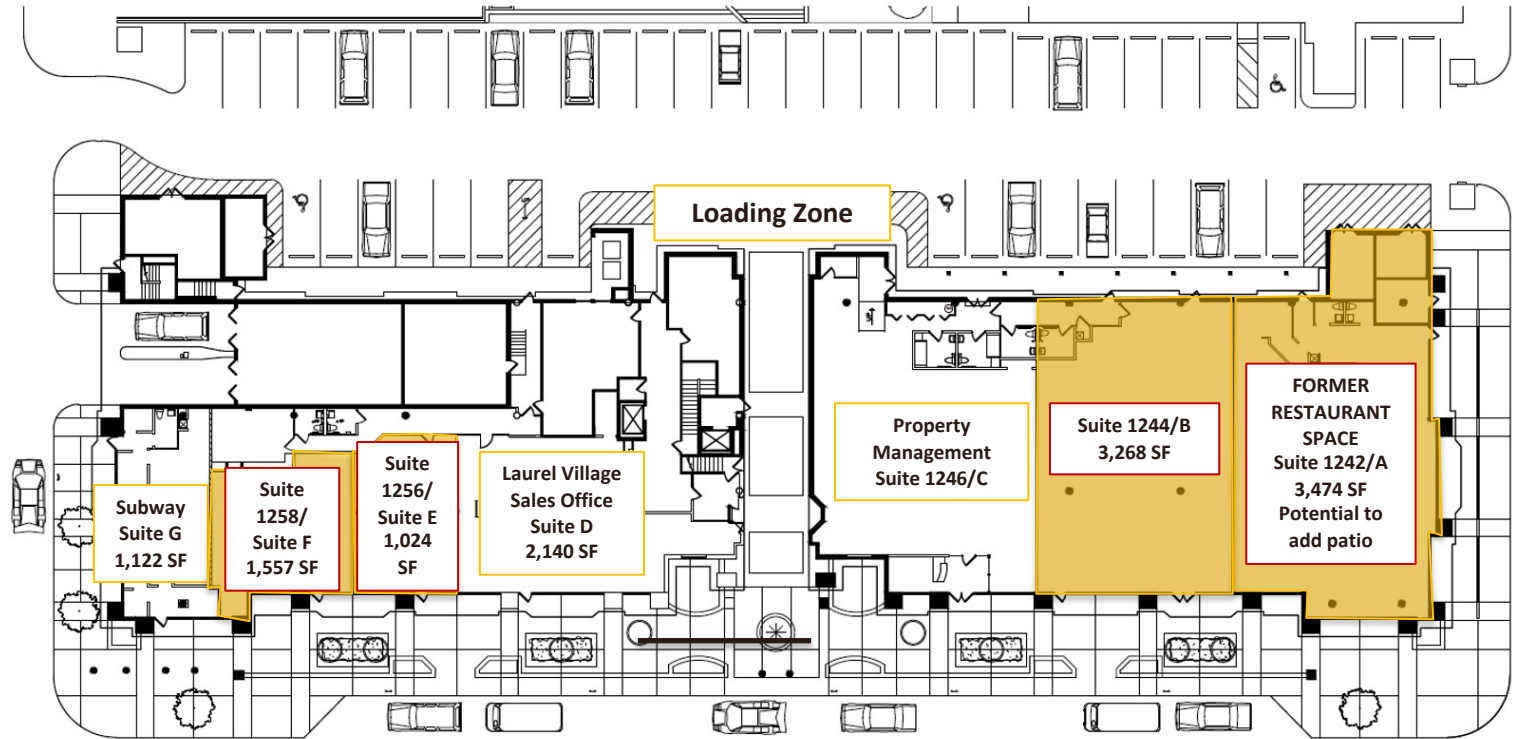
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# RETAIL SPACE ON HENNEPIN AVENUE!

## HIGHLIGHTS AND FEATURES:

- Join co-tenants VIP Hair & Nail Salon, Subway, and New Horizon Academy
- Part of a mixed-use project with 727 apartment units
- Covered contract parking for employees available
- Free customer parking available in the rear of the building
- Easy access to I-394, I-94 and I-35



## SPACE AVAILABLE:

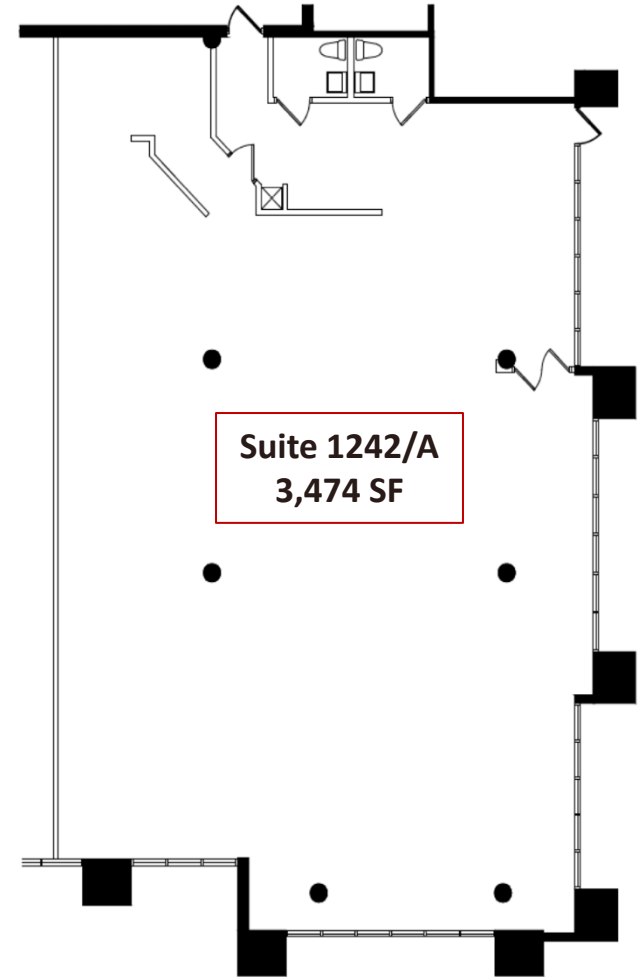
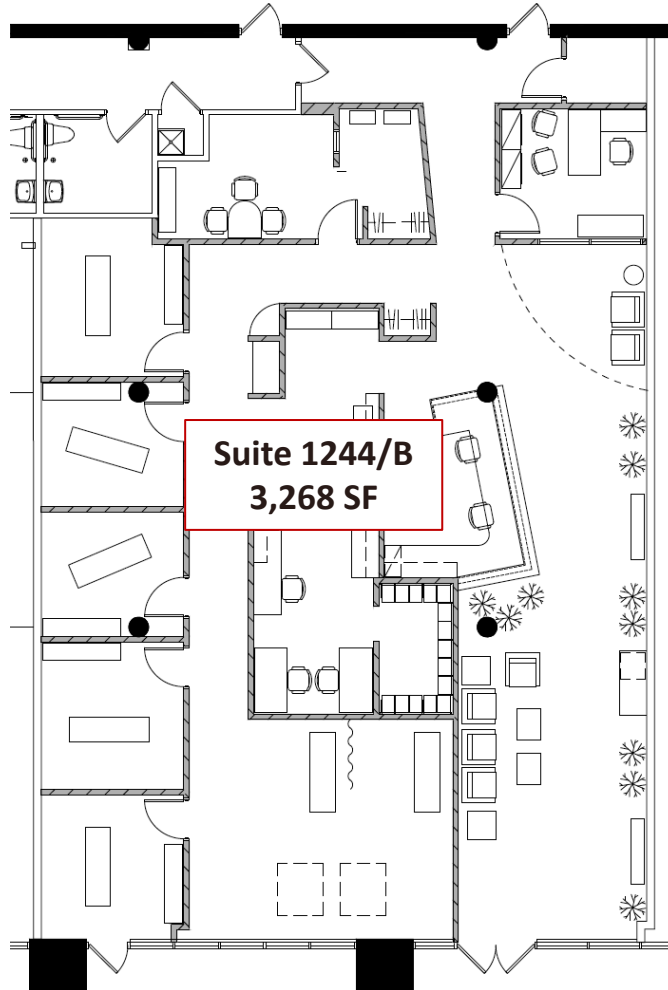
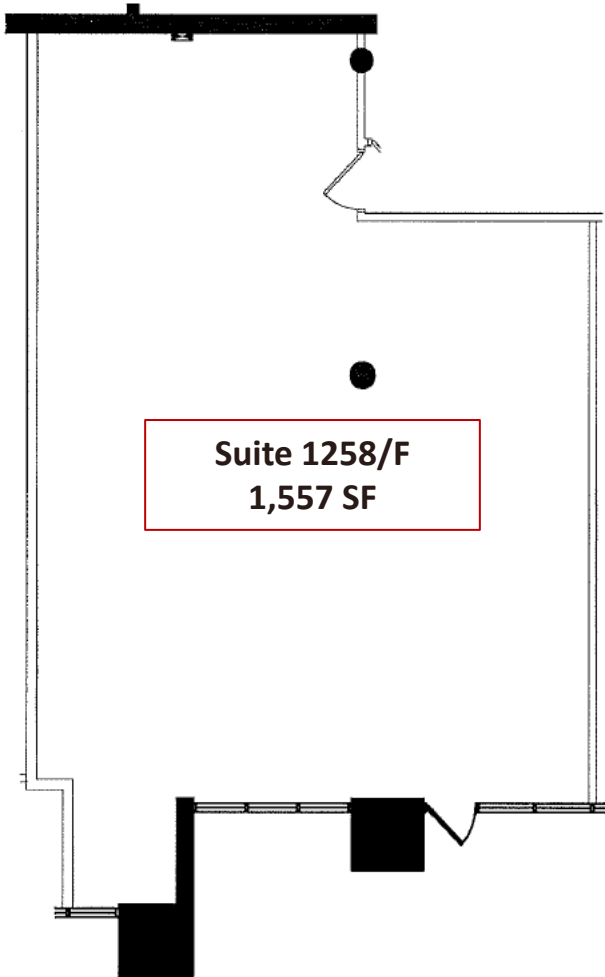
- Suite 1242: 3,474 sf (2nd generation restaurant space with potential to add patio)
- Suite 1244/A: 3,268 sf (former medical space)
- Suite 1256/E: 1,024 sf
- Suite 1258/F: 1,557 sf
- Lease Rate: \$19.00 net
- 2025 CAM: \$7.07 psf (includes gas) and Tax: \$1.52 psf

## 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
- Walk Score: 96
- Transit Score: 82
- Bike Score: 91

# SPACE PLANS

SUITE 1258/F, 1244/B AND 1242/A



# AERIAL

