

FOR LEASE

306 E Hennepin Ave

306 E Hennepin Ave, Minneapolis, MN 55414

Second generation restaurant space with exposed brick walls and plenty of charm. Perfect for coffee, bakery or fast casual concepts.



Building Size

1,532 SF

Year Built / Year Renovated

1900 / 2020

Space Available

1,532 SF

Rent Rate

\$28.00/SF/yr (NNN)

CAM & Taxes

\$12.47/SF/yr

306 E Hennepin Ave

About the Property

This second-generation space is an excellent opportunity for a fast casual restaurant in the dynamic Northeast Minneapolis neighborhood. Located on a historically intact block on Hennepin Avenue, the former pizza restaurant has tall ceilings, exposed brick walls, spacious dining area, open kitchen with bar seating, as well as conveniently located all-gender restrooms. Supplemental basement storage is available in the adjacent building. New ownership is investing in the block and has been updating the space so that it is ready for 2021 occupancy.

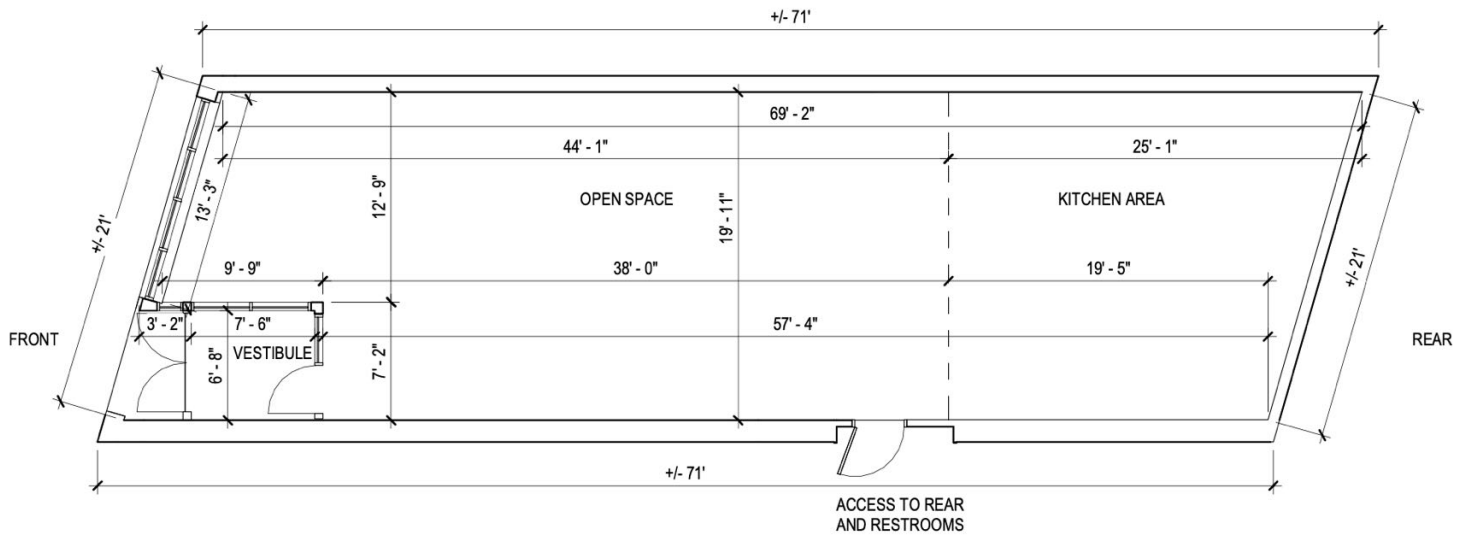
Location

This is the premiere retail block in Northeast Minneapolis with historic store fronts along a very walkable portion of Hennepin Avenue. Join retailers Masu, G2, Discover Strength, and Noodles in a bustling neighborhood commercial district that includes Surdyk's, Bruegger's, Kramarczyk's, Whitey's and Stray Dog.

- ✓ Exposed brick and high ceilings
- ✓ Recent renovations
- ✓ Sidewalk seating
- ✓ Tenant Improvement Allowance
- ✓ Second generation restaurant



Site Plan



The Neighborhood

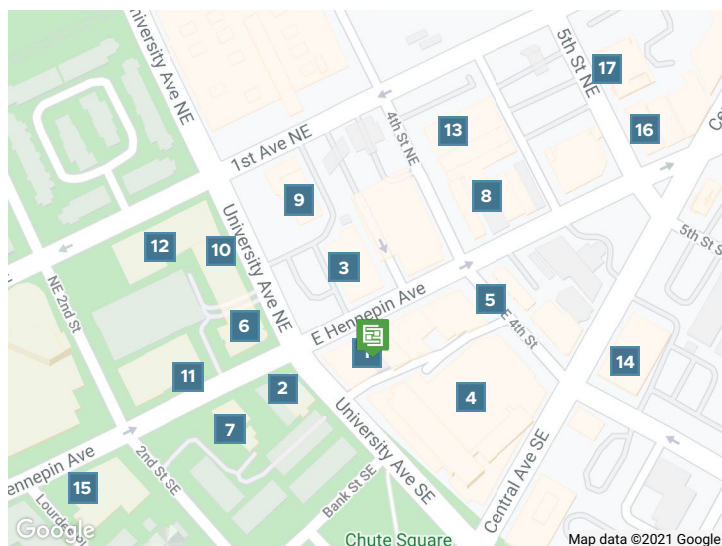
Northeast

The Heart of Northeast Minneapolis provides a small-town feel nestled in the city. You will find a mix of old and new which fit together well here. The history of the area coupled with the modern amenities that abound has made this part of Northeast a desirable place to be.

 **94**
WALK SCORE

 **66**
TRANSIT SCORE

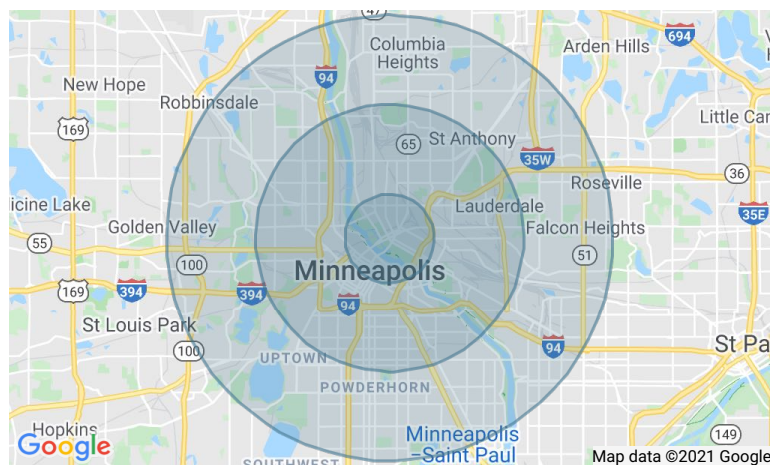
 **97**
BIKE SCORE



- | | |
|--|---|
| 1 Noodles And Company | 8 Ground Zero Nightclub |
| 1 Mac's Industrial Sports Bar | 8 The Terminal Bar |
| 2 Bruegger's Bagels | 8 The Stray Dog |
| 2 Northeast Tea House | 9 West Photo |
| 3 Surdyk's Liquor & Cheese Shop | 10 PinKU Japanese Street Food |
| 3 Sidebar At Surdyk's | 11 Kramarczuk Sausage Company |
| 4 Caribou Coffee | 12 Hyde Kitchen & Cocktails |
| 4 Lunds & Byerlys | 12 STEPCHLD |
| 5 The Nomu Room | 13 Gorkha Palace |
| 5 Masu Sushi & Robata | 14 Aveda Arts & Sciences Institute Minneapolis |
| 5 Whitey's Old Town Saloon | 15 The Sonder Shaker |
| 6 Jimmy John's | 15 Nye's Bar |
| 6 Chipotle Mexican Grill | 16 Conga Latin Bistro |
| 7 Punch Pizza Northeast | 17 Gardens Of Salonica |

Demographics	1 Mile	3 Miles	5 Miles
Total population	33,841	228,236	475,350
Median age in years	31.5	30.0	33.2
Total households	17,698	97,899	203,267
Median household income	\$73,879	\$48,293	\$58,265
Average household size	1.78	2.17	2.22
Average home value	\$442,596	\$317,965	\$307,201

Data Source: ESRI/ArcGIS (2020)



Neighborhood Photos

