

FOR LEASE

National Tea Company

2941 S Hennepin Ave, Minneapolis, MN 55408

Two levels of open retail space available in the heart of Uptown.



Building Size

10,783 SF

Year Built

1913

Space Available

10,254 SF

Rent Rate

Negotiable

National Tea Company

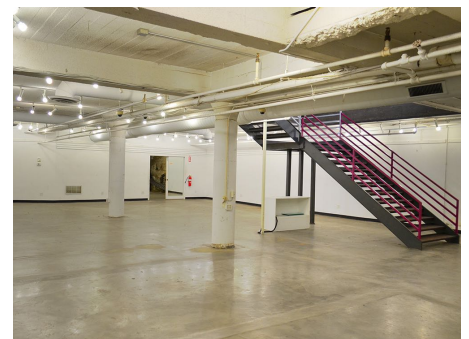
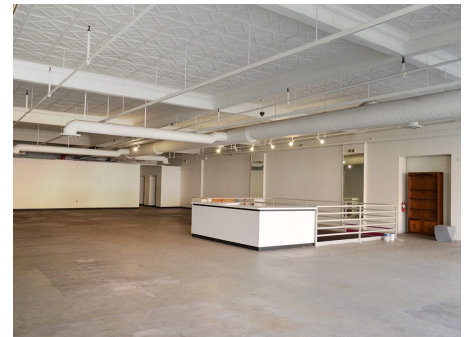
About the Property

2941 Hennepin is a two-level retail building on Hennepin Avenue in Uptown. The property features large, storefront windows that look out over Hennepin Avenue. The main floor offers a well lit, open floor plan. In the middle is a grand staircase which leads down to the lower level retail area. The property also has restrooms and additional storage spaces in back.

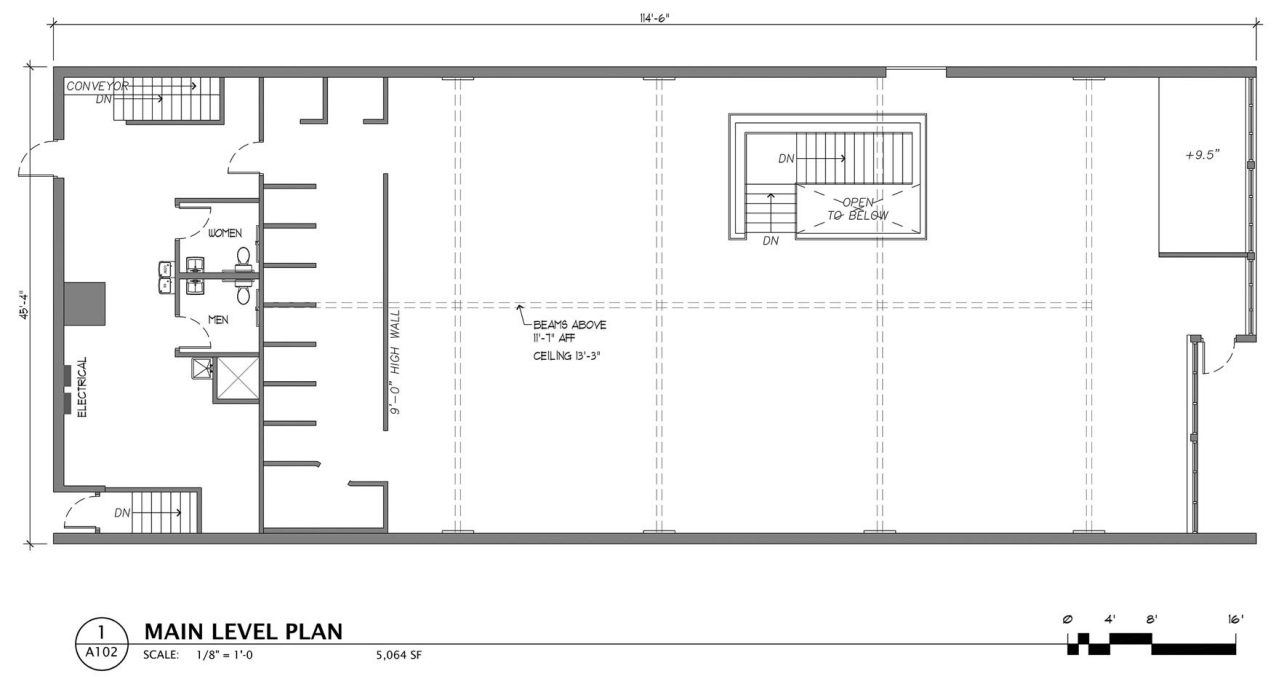
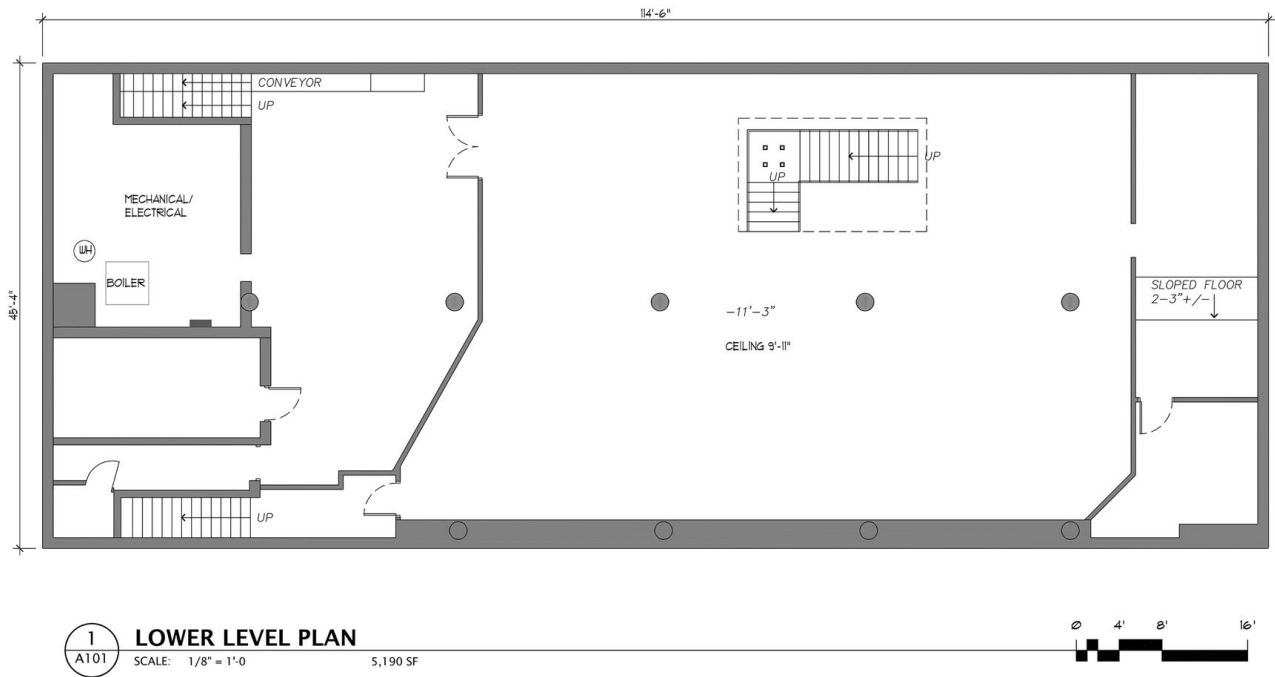
Location

Located at the cross section of Hennepin Avenue and Lake Street, Uptown features unrivaled amenities including hotels, executive housing, restaurants, retail, and entertainment, including Uptown Theatre, Walker Library, Sooki and Mimi, Mesa Pizza, Magers and Quinn Books, and Urban Outfitters which are all steps away from the building. The location allows for a variety of transportation options any easy access from all parts of the MSP metro area. Just blocks from the Midtown Greenway and Lake of the Isles, Bde Maka Ska trails, beaches and Chain of Lakes parks, the neighborhood is highly walkable. With close proximity to Downtown Minneapolis, Southwest Minneapolis, and Western and Southwestern suburbs, this prime area is home to top talent and demographics, with over 20,000 homes within one mile.

- ✓ Open floorplan
- ✓ Unique central grand staircase
- ✓ Large storefront windows providing natural light
- ✓ Possible opportunity for a rooftop patio
- ✓ Restrooms and storage in the space



Site Plan



The Neighborhood

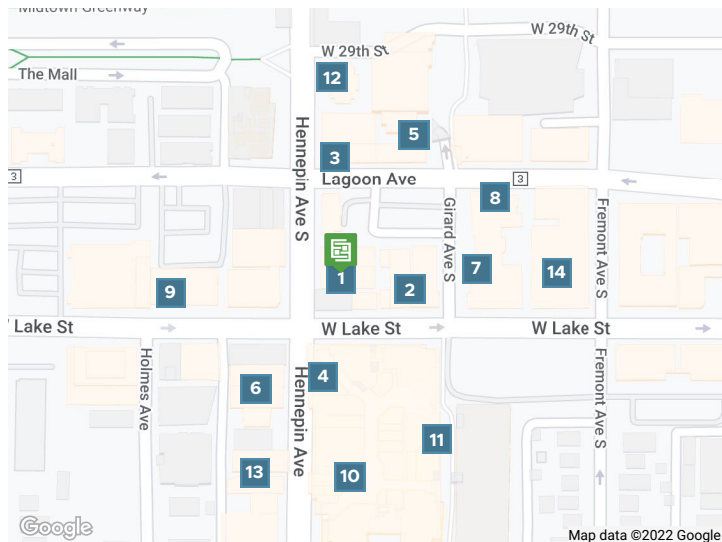
Uptown

Uptown is a lively and truly urban neighborhood located south of Downtown Minneapolis. During the day, the area is a shopping and recreation destination and once the sun goes down, people come out to visit many bars and restaurants.

 **98**
WALK SCORE

 **56**
TRANSIT SCORE

 **96**
BIKE SCORE

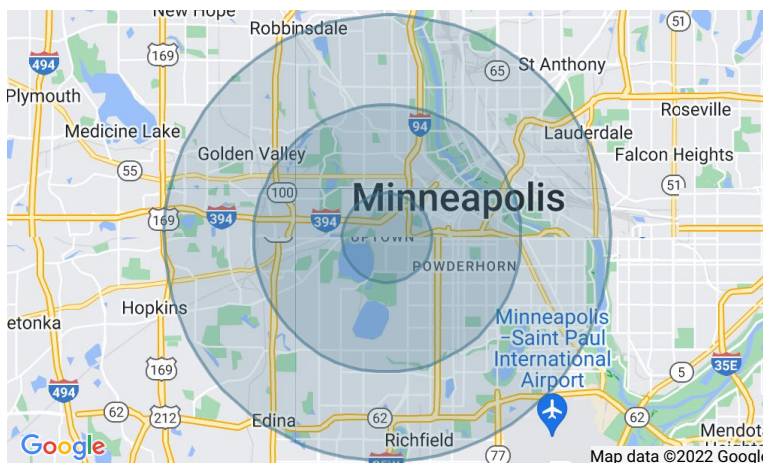


- 1 Bonchon Uptown
- 1 Hoban Korean BBQ
- 2 Tenka Ramen
- 2 Stella's Fish Café & Prestige Oyster Bar
- 3 McDonald's
- 3 Cowboy Slim's
- 3 Williams Uptown Pub & Peanut Bar
- 4 Peoples Organic
- 5 Origami Restaurant
- 5 Uptown Tavern & Rooftop
- 6 Urban Outfitters
- 6 The New Uptown Cafe
- 7 Sotarol Asian Kitchen Uptown
- 7 Agra Culture Kitchen Uptown
- 8 The Pourhouse Uptown
- 8 Nashville Coop At Pourhouse Uptown
- 9 Mesa Pizza Uptown
- 10 Fashion Accessories
- 10 True North Collaborative
- 10 Curioso Coffee Bar
- 10 Jimmy John's
- 11 Roat Osha
- 12 Reign Event Center
- 13 Uptown Lobby
- 13 Granada Theater
- 13 Amazing Thailand
- 14 Target Grocery
- 14 Starbucks

Demographics

	1 Mile	3 Miles	5 Miles
Total population	34,279	233,115	496,134
Median age in years	33.2	34.6	34.5
Total households	18,871	108,400	216,457
Median household income	\$67,142	\$69,884	\$72,756
Average household size	1.79	2.07	2.20
Average home value	\$454,076	\$434,364	\$392,389

Data Source: ESRI/ArcGIS (2021)



Uptown
Neighborhood Photos

