



MIXED USE LUXURY APARTMENTS & 1ST FLOOR RETAIL

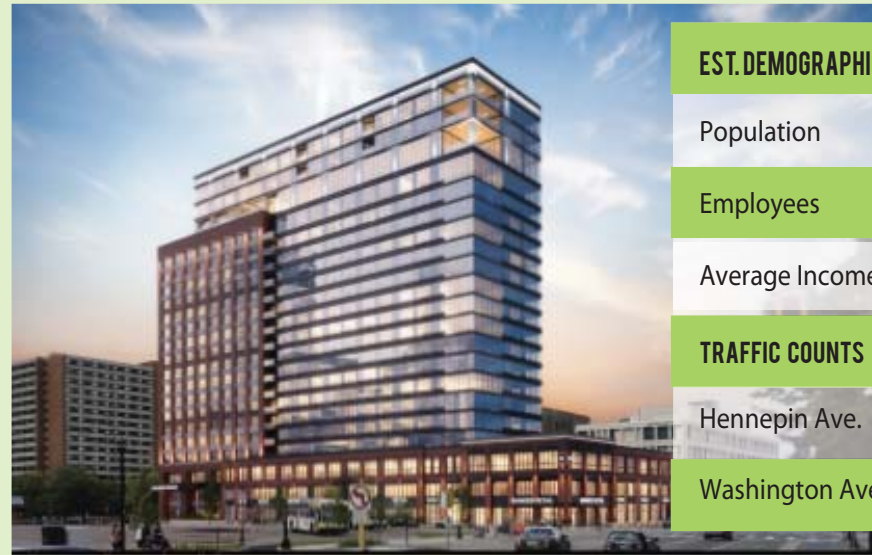
FOR LEASE

270 Hennepin Avenue MINNEAPOLIS, MN 55440

SQUARE FOOTAGE: 20,365 SF

FEATURES:

- 20,365 SF of retail on the first floor of a new, 346 unit, 21-story luxury apartment project
- Situated on the doorstep of Minneapolis' thriving North Loop neighborhood
- The gateway to the Hennepin Avenue corridor, running from downtown to St. Anthony Falls Historic district
- Shadow anchored by Whole Foods
- Surrounded by boutique retail, restaurants, bars, breweries, and cafes



EST. DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	29,808	263,612	758,769
Employees	152,615	309,976	597,542
Average Income	\$122,952	\$83,332	\$94,915

TRAFFIC COUNTS

Hennepin Ave.	18,000 VPD
Washington Ave.	16,000 VPD

**FOR MORE INFORMATION
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FEATURES:

- Adjacent to Gateway Tower (opens in 2022) – New tower will house Four Seasons Hotel, US HQ of RBC Wealth Management, and 34 private condo residences

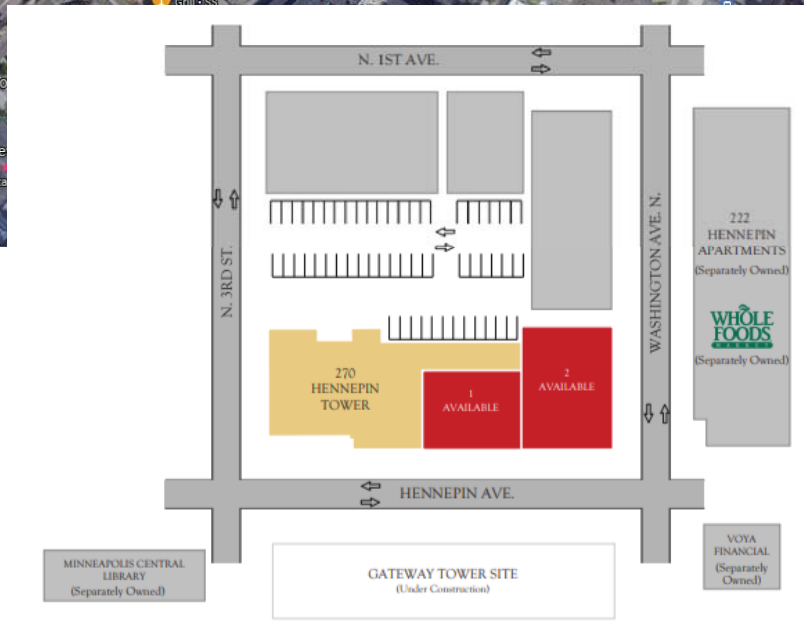


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MERCHANT LEGEND		S.F.
1	AVAILABLE	9,817
2	AVAILABLE	10,548
Total		20,365

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