LAUREL VILLAGE

Rare 2nd Generation Restaurant Space For Lease
At Laurel Village On Hennepin Avenue!

Laurel Village is well located on the edge of downtown Minneapolis in the Loring Park neighborhood. There is excellent access to and from the downtown and metro area. Join co-tenants VIP Hair & Nail Salon, Alterations Express, Subway, and New Horizon's Academy.

Space Available:
- Suite 1242: 3,474 sf (2nd generation restaurant space)
- 2022 CAM: $5.62 psf (includes gas) and Tax: $2.27 psf
- Lease Rate: $19.00 psf Net

Highlights and Features:
- Some existing restaurant equipment
- Potential for outdoor patio
- High visibility
- High traffic counts
- Part of a mixed-use project with 727 residential apartments (over 97% occupied)
- Covered contract parking for employees
- Customer parking available in the rear of the building
- Area tenants: Lunds & Byerly's, The Butcher's Tale, Minneapolis Community College, Starbucks, Erbert & Gerbert's, Eli's Food & Cocktail's, St. Croix Cleaners, Fast Print, Buca di Beppo Italian, Bulldog, Pizza Hut, and more

Demographics and Traffic Counts:
- Average Population: 1 mile - 15,087, 3 miles - 150,769 and 5 miles - 315,702
- Average Household Income: 1 mile - $56,020, 3 miles - $53,013 and 5 miles - $57,659
- Hennepin Avenue - 34,023 vpd, N 12th St - 8,800 vpd and N 13th St - 2,150 vpd

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

MARILYN FRITZE
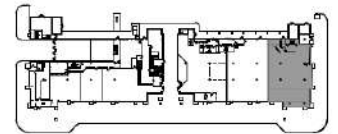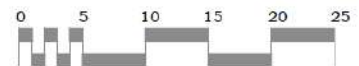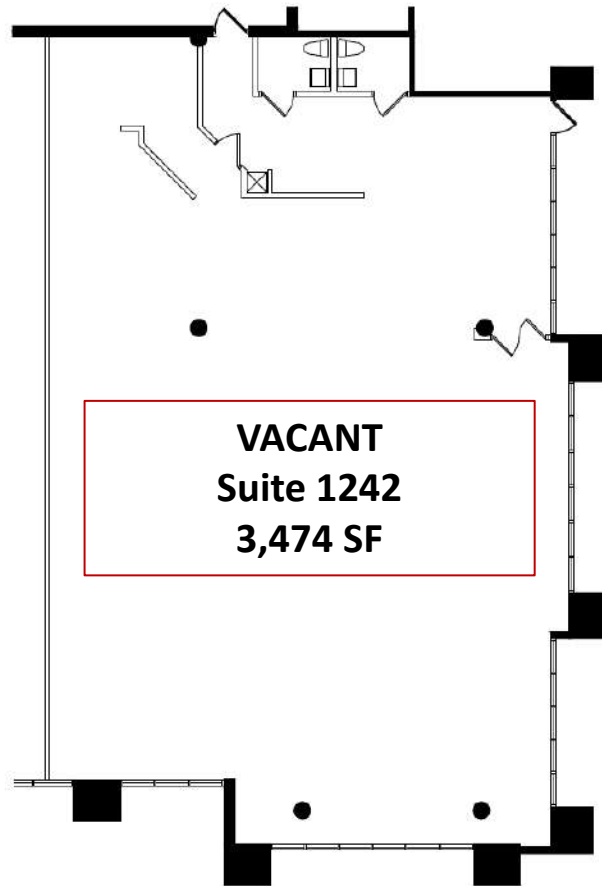612.804.4364
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MATTY O'REILLY
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Space Plan

**VACANT
Suite 1242
3,474 SF**

0   5   10   15   20   25

Laurel Village
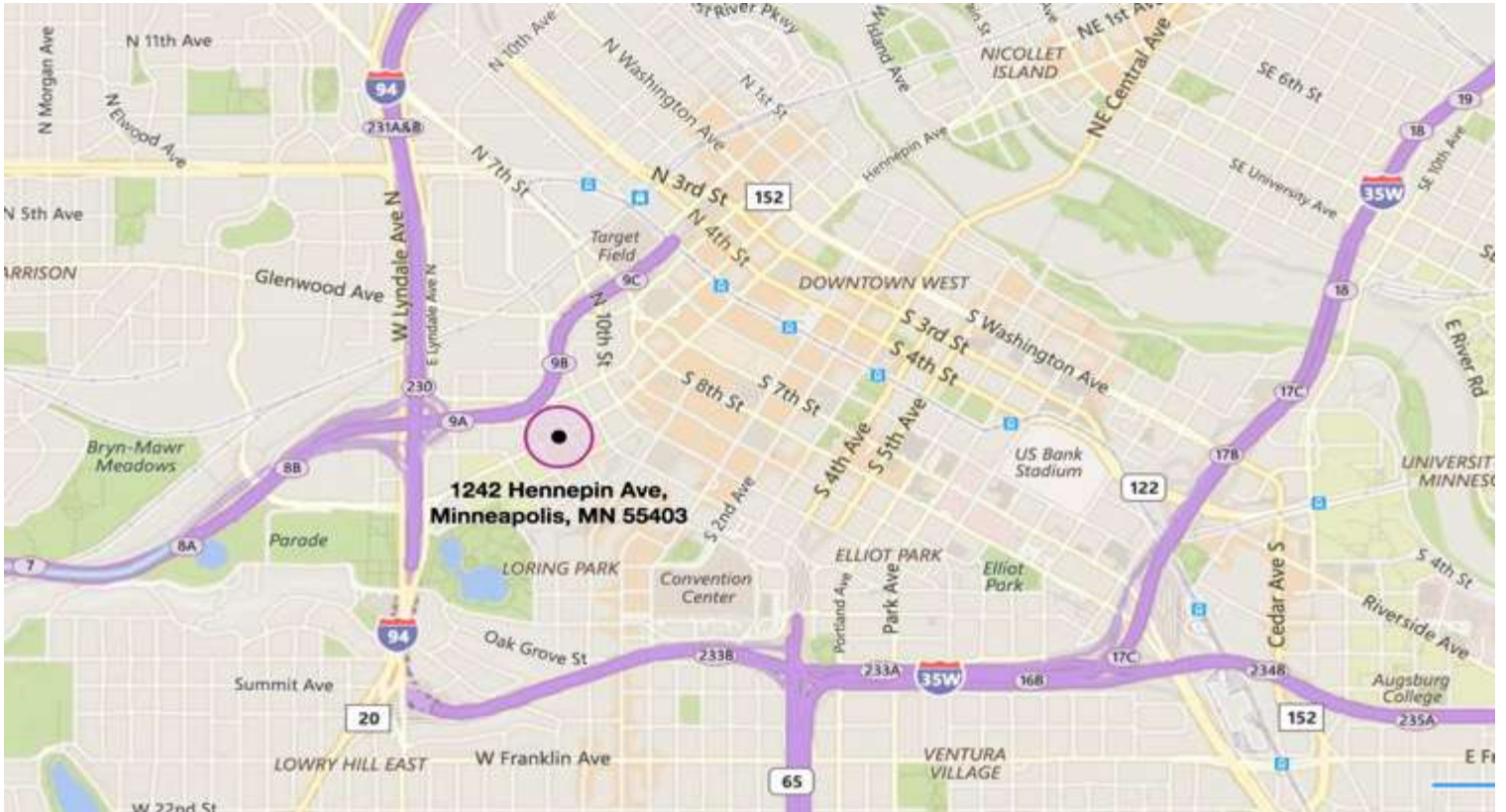
VILLAGE LIFE IN THE HEART OF THE CITY

August 3, 2017

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

Map

1242 Hennepin Ave,
Minneapolis, MN 55403

Aerial

V.I.P. Hair & Nails

Alterations Express

SUBWAY

NEW HORIZON ACADEMY

Eli's
FOOD & COCKTAILS

1242 Hennepin Ave

LUNDS & BYERLYS

THE BUTCHER'S TALE

Pizza Hut Express

Buca DI BEPPO
Italian Restaurant

St Croix CLEANERS
ECO

FAST PRINT

MINNEAPOLIS
COMMUNITY & TECHNICAL COLLEGE

STARBUCKS COFFEE

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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.