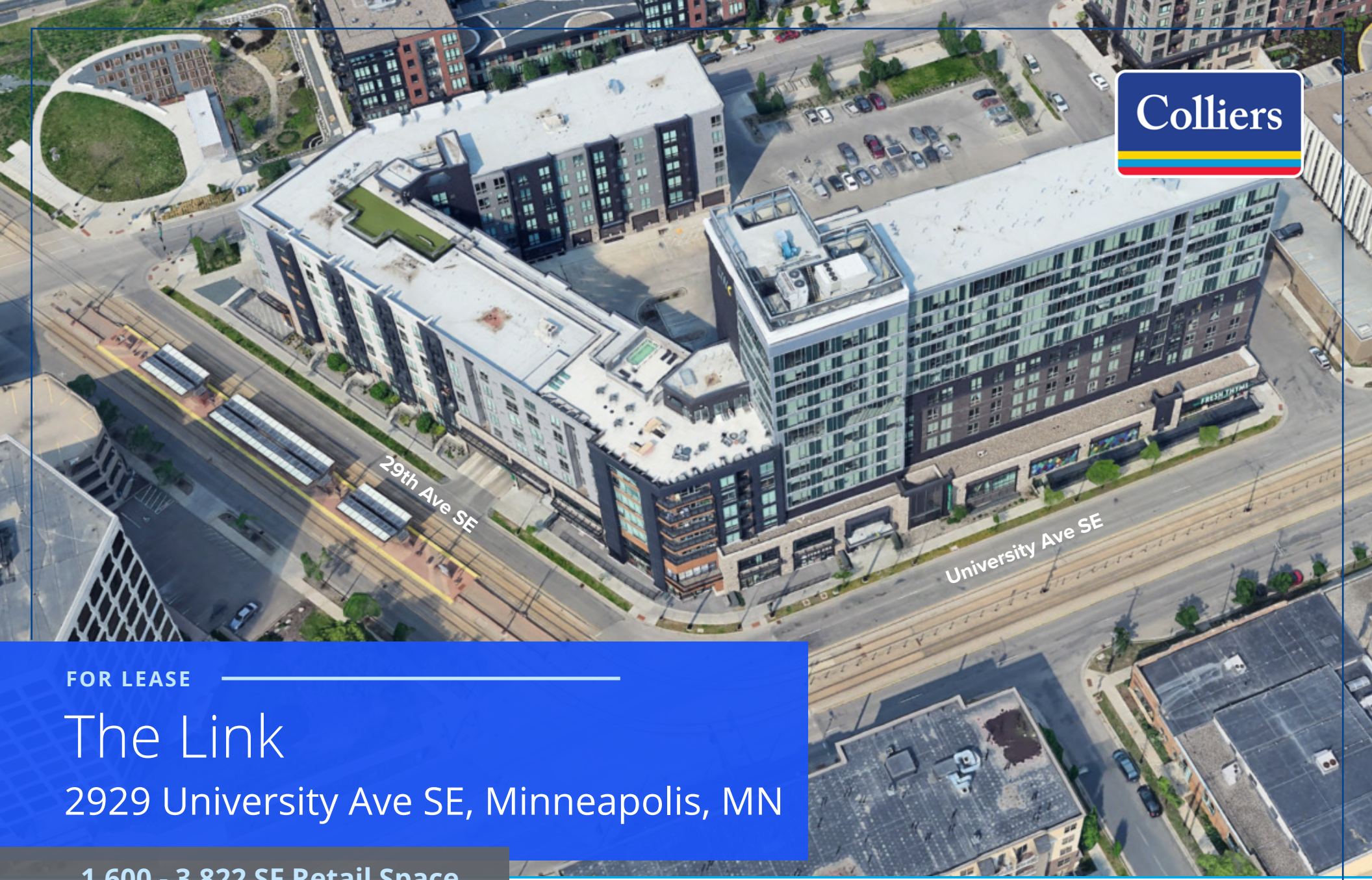



FOR LEASE

# The Link

## 2929 University Ave SE, Minneapolis, MN

**1,600 - 3,822 SF Retail Space**

**Terese Reiling**
Senior Vice President
+1 952 897 7738
terese.reiling@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

# Property **Overview**

| | |
|---|---|
| **Address** | 2929 Univesrsity Avenue SE, Minneapolis, MN 55414 |
| **Year Built** | 2018 |
| **Availability** | Suite 1: 3,822 SF<br>Suite 3: 1,600 SF |
| **Parking** | On site deck parking |
| **2026 Tax & CAM** | $3.75 PSF Operating Expenses<br>$4.20 PSF Taxes<br>$7.95 PSF Total |
| **Asking Lease Rate** | $22.00 - $24.00 PSF |

10 buildings with 10K+ beds within 1 mile

4 Min Drive from U of M Campus

Across From Light Rail Station



## DEMOGRAPHICS WITHIN 5 MILES

**531,601**
Current Population

**408,495**
Daytime Population

**$113,887**
Average Household Income

**236,794**
Households

# Retail Space

## GROUND FLOOR

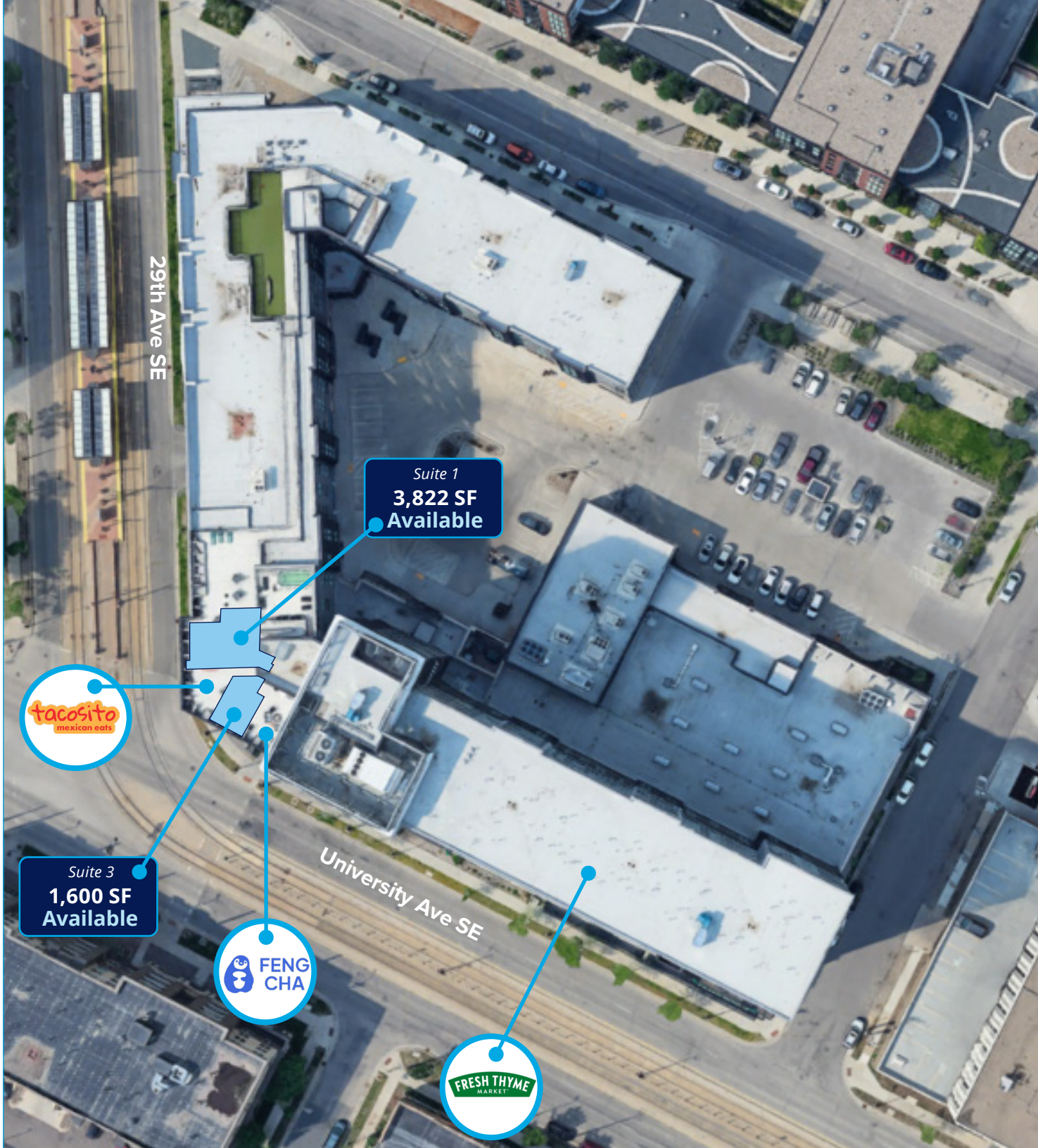
- 3,822 **SF** available off of 29th Ave SE
- 1,600 **SF** available off of University Ave SE

## CO-TENANTS INCLUDE:

Feng Cha (Boba Tea) | Tacosito (Mexican Restaurant) | Fresh

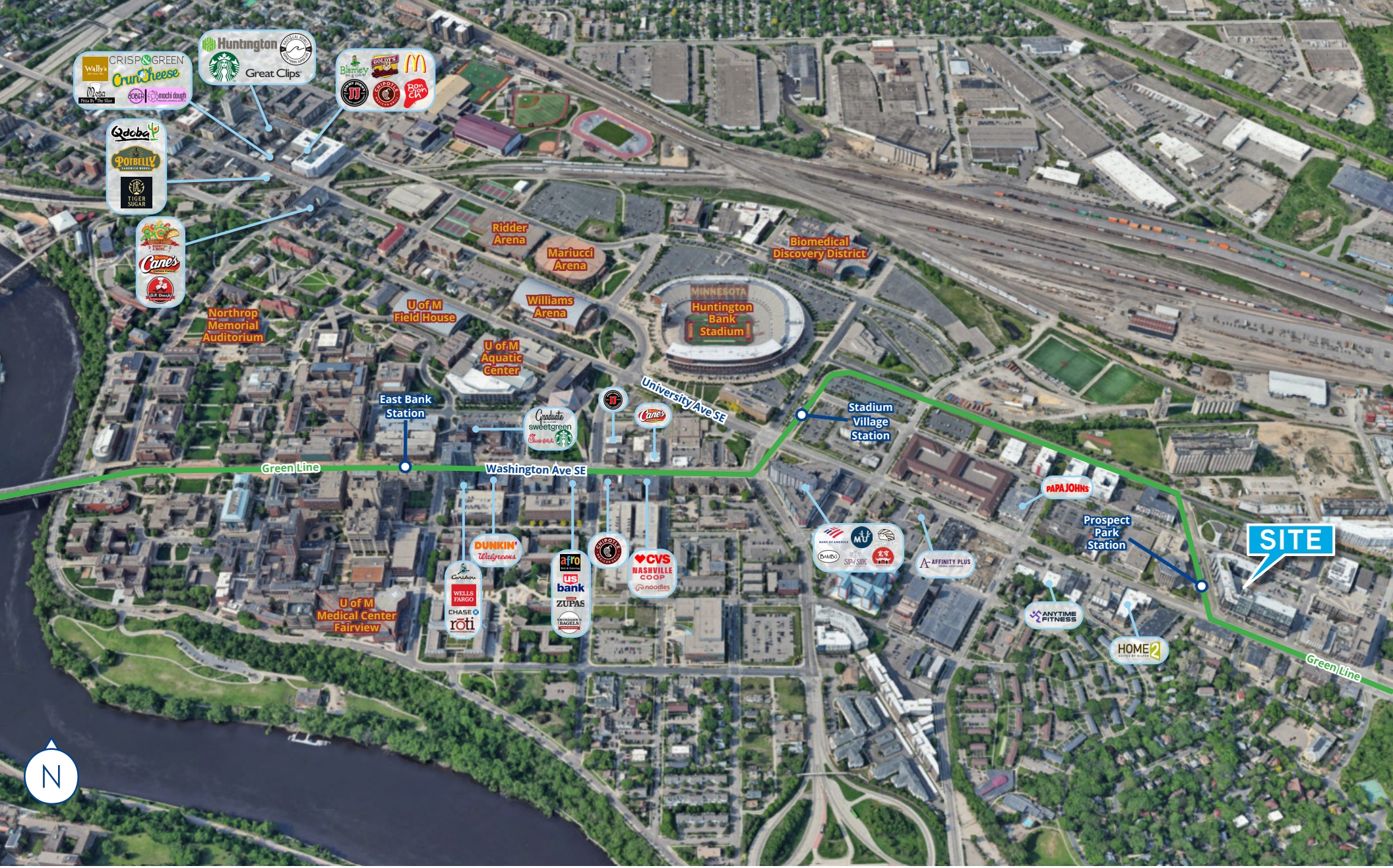
**Vehicle Traffic**

University Ave SE: 12,340 vpd



# Site Plan


EMERGENCY EXIT
PUBLIC ENTRANCE
APARTMENT ENTRANCE
PUBLIC ELEV. LOBBY
ELEV. #6
RETAIL TRASH
RETAIL SERVICE
ELEV. #3
ELEV. #4
ELEV. #5
UP
STEPS UP TO PLAZA LEVEL
RETAIL ONE ENTRANCE
RETAIL PATIO SEATING; 696 SF
2-STORY SPACE
RETAIL ONE
3,822 SF
FLOOR LINE ABOVE
Hood Shaft Above
8"x12" DWD
20" GD
24" GD
FLOOR LINE ABOVE
tacosito
mexican eats
2- STORY SPACE
RETAIL THREE
1,600 SF
FENG CHA
UNISEX TOILET RM
35' - 10 1/4"
28' - 4 3/4"
15' - 2 1/2"
38' - 10 1/2"
63' - 0"
36' - 6"
26' - 6"
16' - 9"
36' - 4"
20' - 1"
33' - 4"
29' - 4"
UP
APARTMENT ENTRANCE
RETAIL TWO ENTRANCE
RETAIL THREE ENTRANCE
RETAIL FOUR ENTRANCE
RETAIL PATIO SEATING;




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