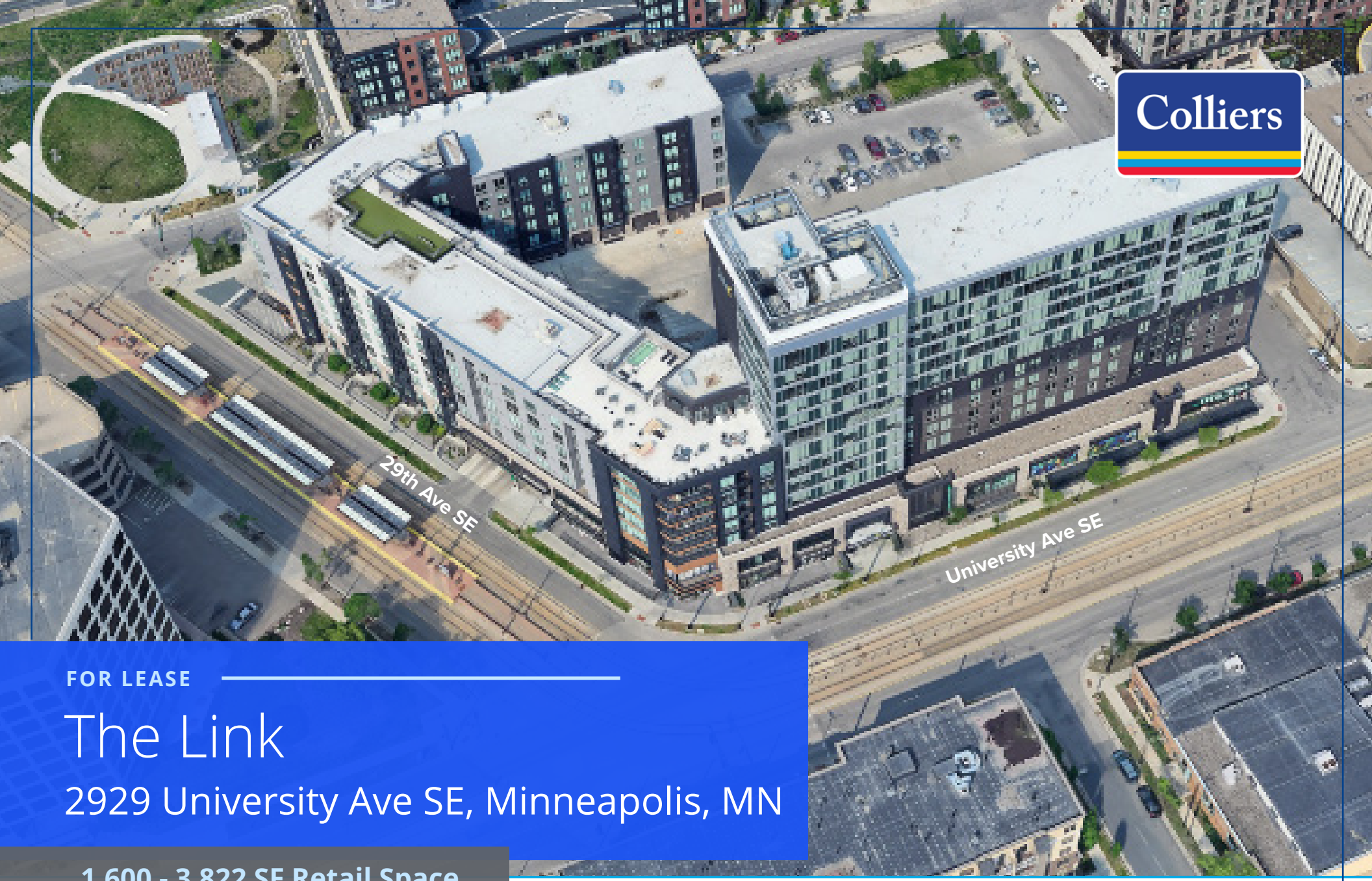


FOR LEASE

The Link

2929 University Ave SE, Minneapolis, MN

1,600 - 3,822 SF Retail Space

Terese Reiling
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1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
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Property **Overview**

Address	2929 Univesrsity Avenue SE, Minneapolis, MN 55414
Year Built	2018
Availability	Suite 1: 3,822 SF Suite 3: 1,600 SF
Parking	On site deck parking
2026 Tax & CAM	$3.75 PSF Operating Expenses $4.20 PSF Taxes $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

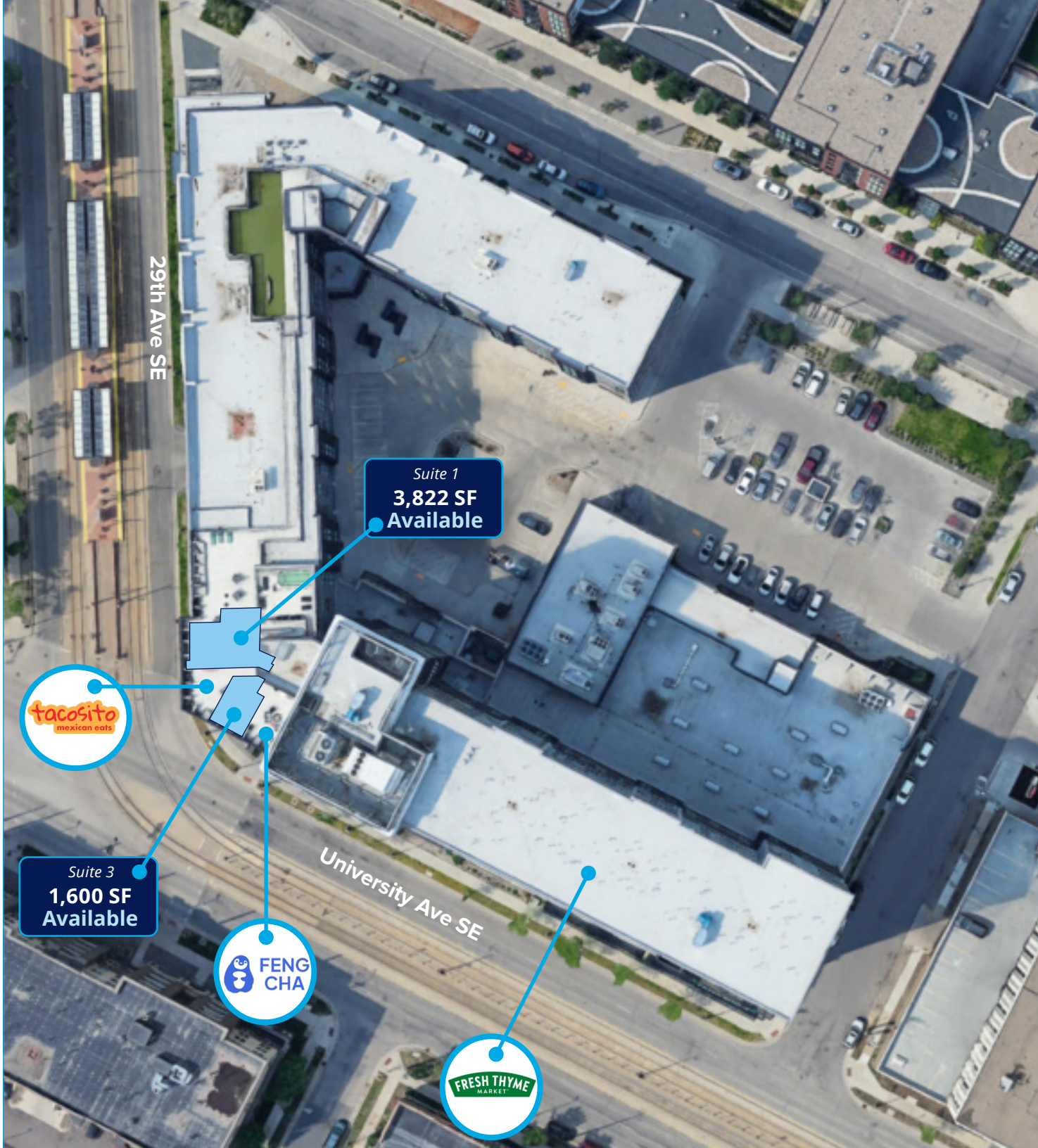
- 3,822 **SF** available off of 29th Ave SE
- 1,600 **SF** available off of University Ave SE

CO-TENANTS INCLUDE:

Feng Cha (Boba Tea) | Tacosito (Mexican Restaurant) | Fresh Thyme (Grocery Store)

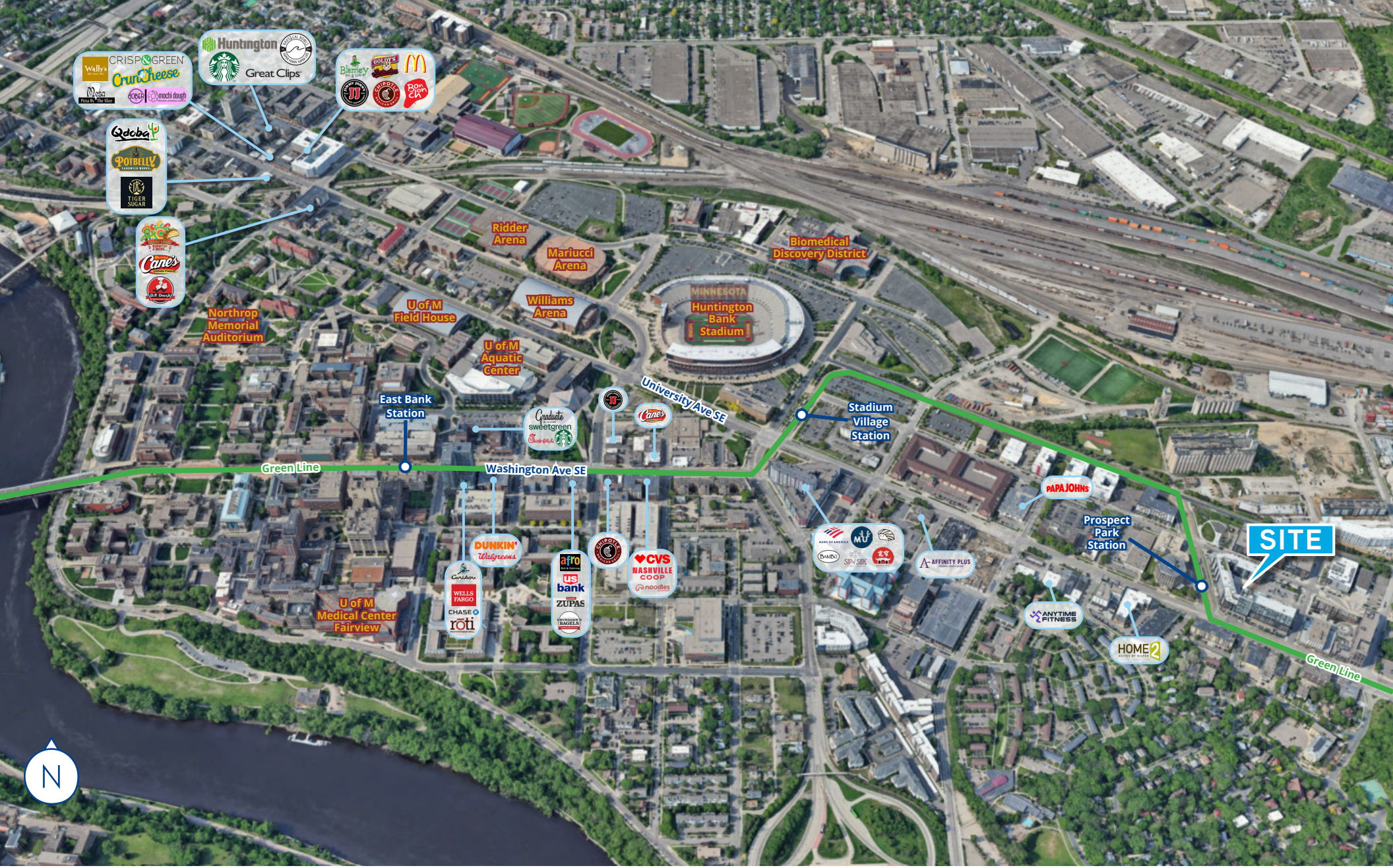
Vehicle Traffic

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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