



Colliers

2nd Generation Restaurant For Lease

# The Lowry

2112 Hennepin Avenue, Minneapolis, MN

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# Key Highlights



## Turnkey 2nd Generation Restaurant Space

Fully built-out and ready for immediate occupancy, minimizing startup time and costs.



## Dual Hood Ventilation System

Equipped with two commercial hoods, ideal for diverse or high-volume kitchen operations.



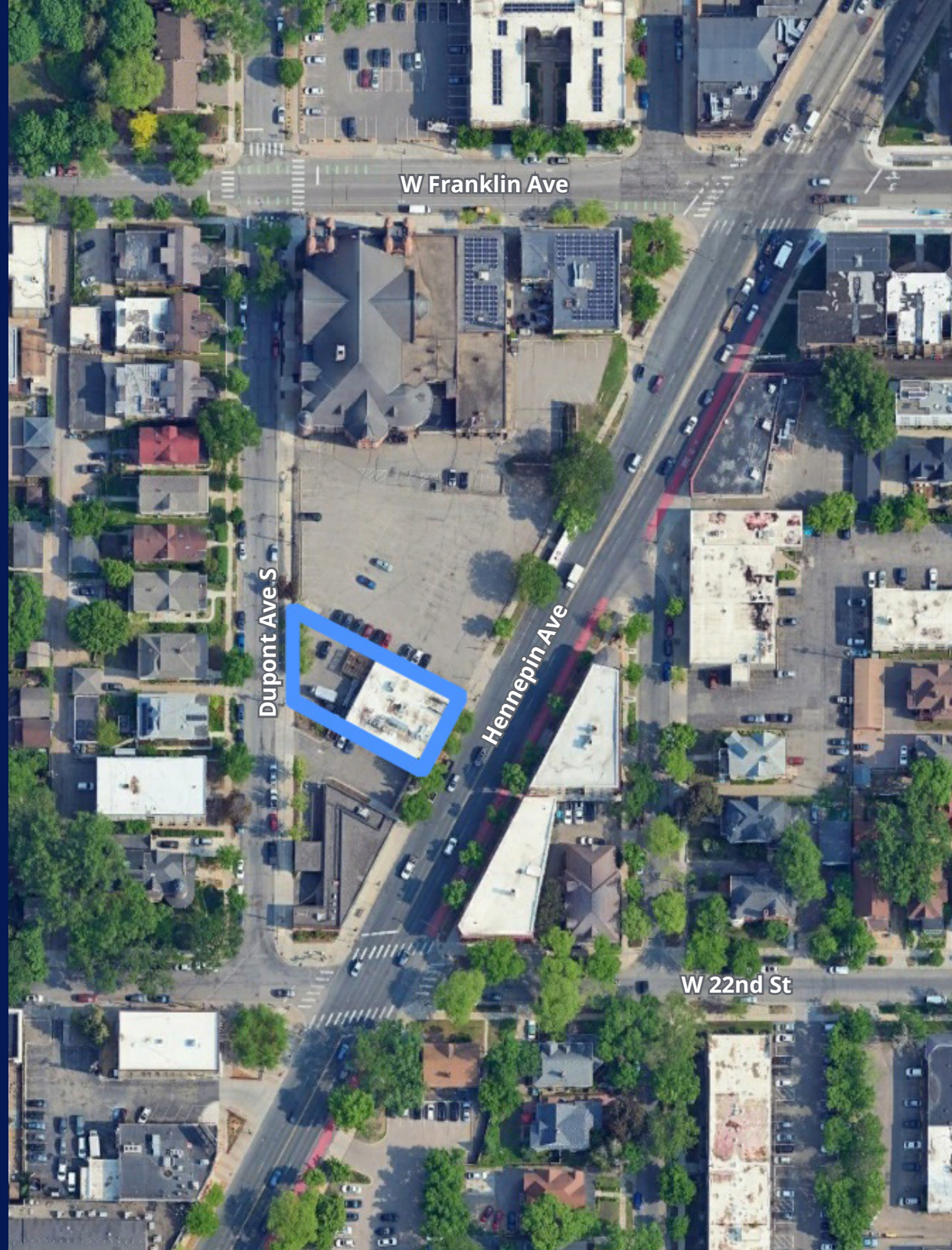
## Full-Service Bar Buildout

Includes bar infrastructure, allowing for a seamless dine-in and beverage program.



## Established Restaurant Infrastructure

Features existing grease trap, walk-in cooler/freezer, and ample kitchen/prep space



# Property Overview

## Building Size

4,901 SF

## Year Built

1940

## Space Available

4,901 SF

## Parking

Surface, Street and Neighborhood Parking

## Hood

20' x 48" Line Hoods

10.5' x 48" Prep Hoods

## 2026 Tax & CAM

\$13.00 PSF

## Lease Rate

Negotiable

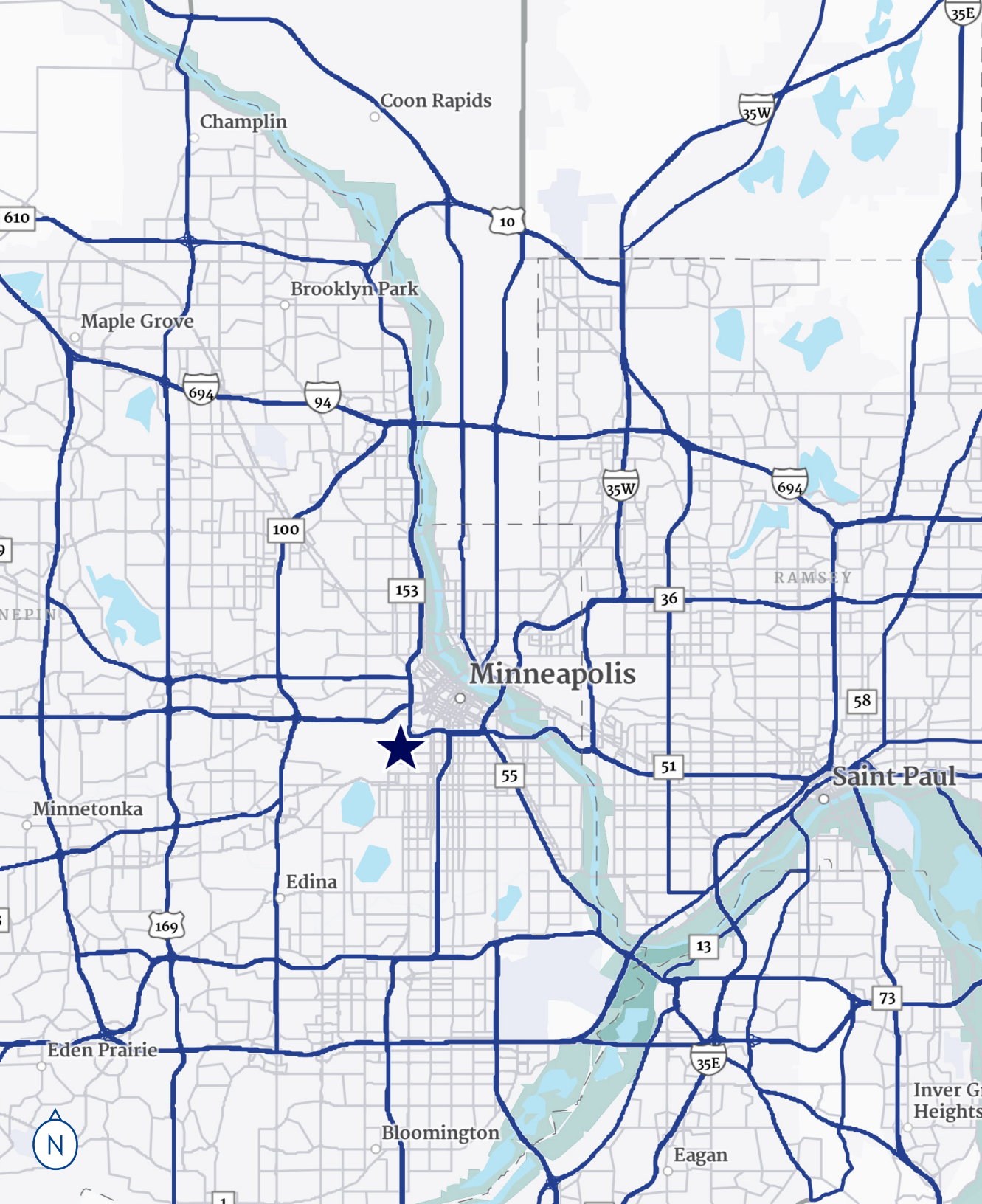
## Traffic Count

Hennepin Avenue: 26,591 vehicles per day

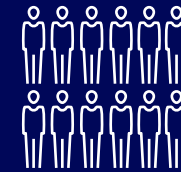
W Franklin Avenue: 6,573 vehicles per day







# Demographics



2026 Population

1 mi: 42,318

3 mi: 244,255

5 mi: 505,542



2026 Daytime Population

1 mi: 17,201

3 mi: 263,896

5 mi: 399,346



2026 Average Household Income

1 mi: \$103,867

3 mi: \$115,969

5 mi: \$127,337

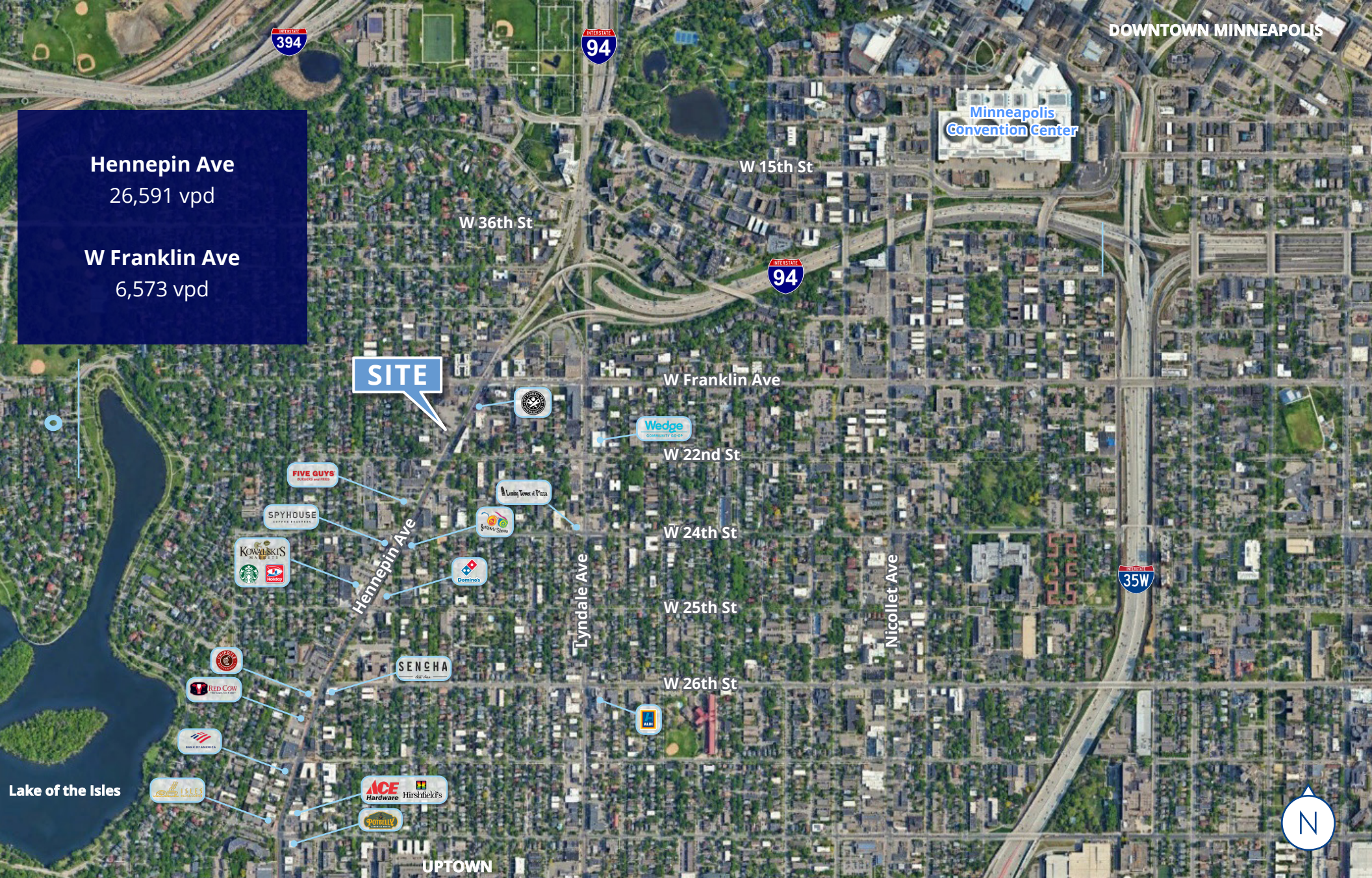


2026 Households

1 mi: 25,428

3 mi: 119,142

5 mi: 228,954



**Hennepin Ave**  
26,591 vpd

**W Franklin Ave**  
6,573 vpd

**SITE**

- FIVE GUYS
- SPYHOUSE
- KONALSKIS
- Starbucks
- Domino's
- SENCHA
- ACE Hardware
- Hirshfeld's
- POURVILLE
- RED COW
- ISLES
- Lyndale Ave
- Wedge
- W 22nd St
- W 24th St
- W 25th St
- W 26th St
- Nicollet Ave



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