



Colliers

300-330 E HENNEPIN AVE

300-330 E Hennepin Ave | Minneapolis, MN

Prepared By

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PROPERTY OVERVIEW

- Positioned at top VPD Hennepin Ave E and University intersection
- Prominent storefront visibility for customer convenience
- Rare corner full service restaurant opportunity with hood and SAC units in place
- Great small shop space with hip local and strong credit national brands

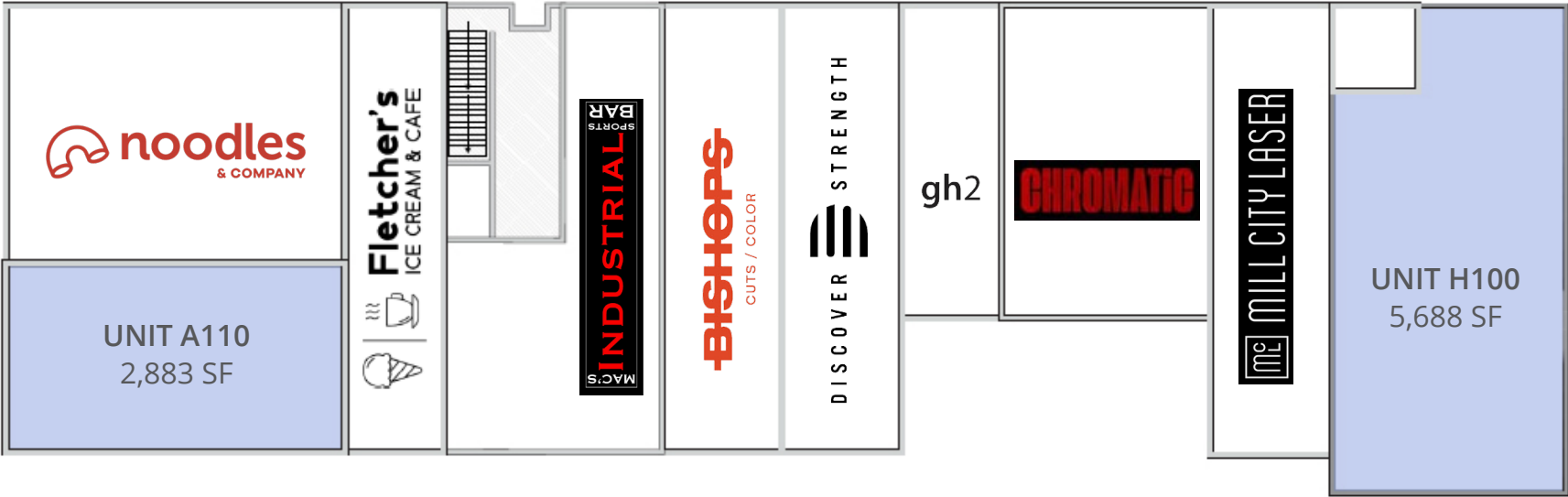
BUILDING INFORMATION

Address	300-330 E Hennepin Ave Minneapolis, MN 55414
Year Built	1890 / 2022 (Renovation)
Floors	Two (2)
Availability	Unit A110: 2,883 SF Unit H100: 5,688 SF
Asking Rent Rate	Negotiable



FLOOR PLAN

E Hennepin Ave



UNCOVER NORTHEAST CHARM

Where Art Meets Industry by the River

Northeast Minneapolis is one of the Twin Cities' fastest-growing neighborhoods, with over 2,000 apartment units, 40+ bars and restaurants, and easy access to 30+ major retailers. Its thriving Arts District, supported by 400+ artists and the MSP International Film Festival, has transformed old industrial spaces into a cultural hub for young, educated professionals. Residents and visitors enjoy 45+ acres of trails at Boom Island and Nicollet Island, contributing to Minnesota's ranking as the #3 fittest state. Located within four miles of MSP's top employers and the University of Minnesota, Northeast connects seamlessly to global business and innovation through Fortune 500 companies and major transit routes.



BY THE NUMBERS



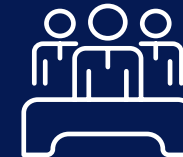
94
Walk Score



11,453 VPD
Traffic Counts



40,173
Current Population
(1 mile radius)



65,941
Daytime Population
(1 mile radius)



\$136,500
Average Household
Income
(1 mile radius)



22,287
Households
(1 mile radius)

PROPERTY AERIAL





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CONTACT US

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