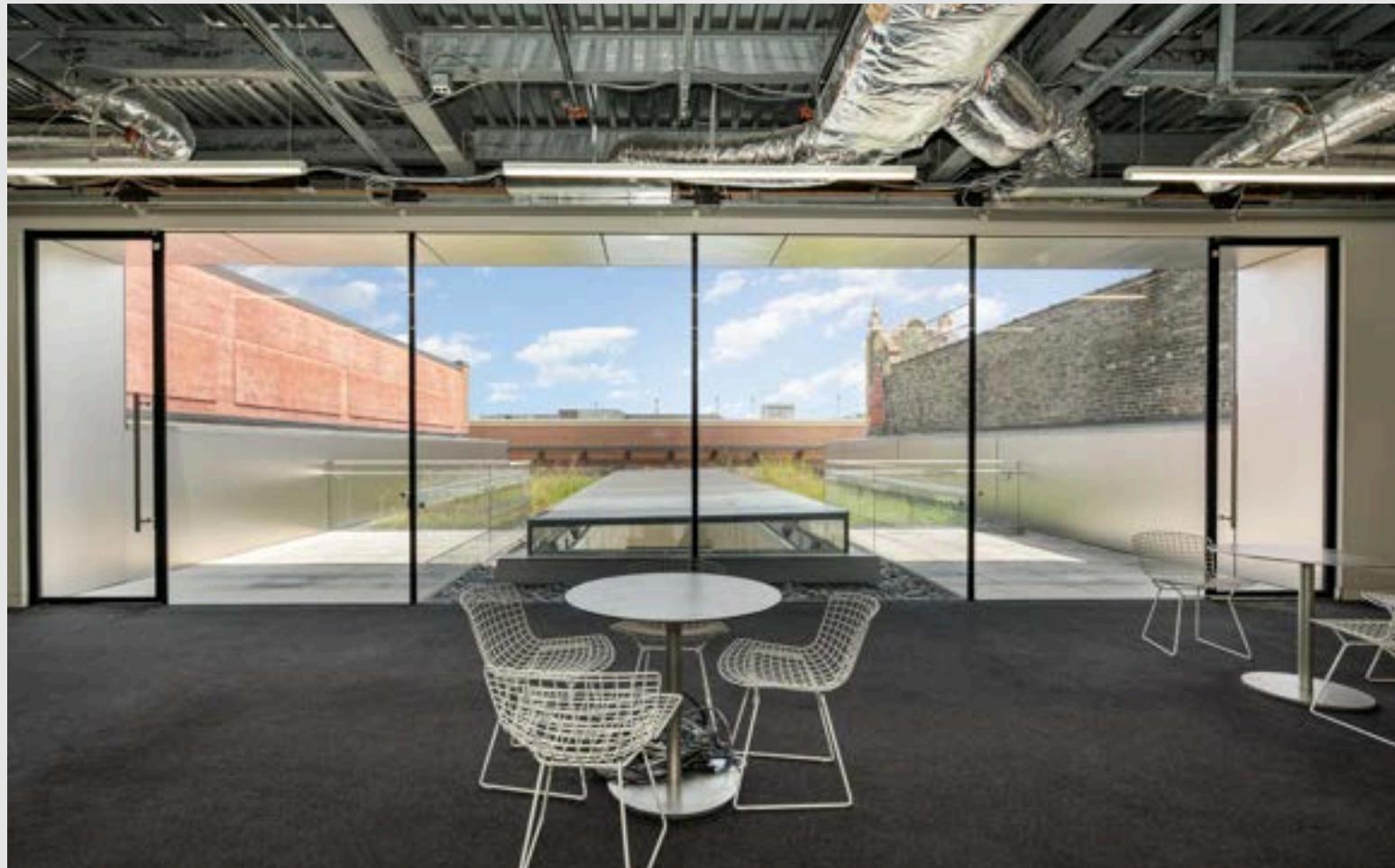




This is a Rendered Image



3018 HENNEPIN AVE, MINNEAPOLIS, MN 55408
PRIME RETAIL STOREFRONT UPTOWN MINNEAPOLIS



INTRODUCTION

Position your brand in one of the most iconic and high-traffic locations in Uptown Minneapolis. 3018 Hennepin Avenue offers premium street presence, surrounded by nationally recognized retailers, walkable amenities, and a steady stream of foot traffic.

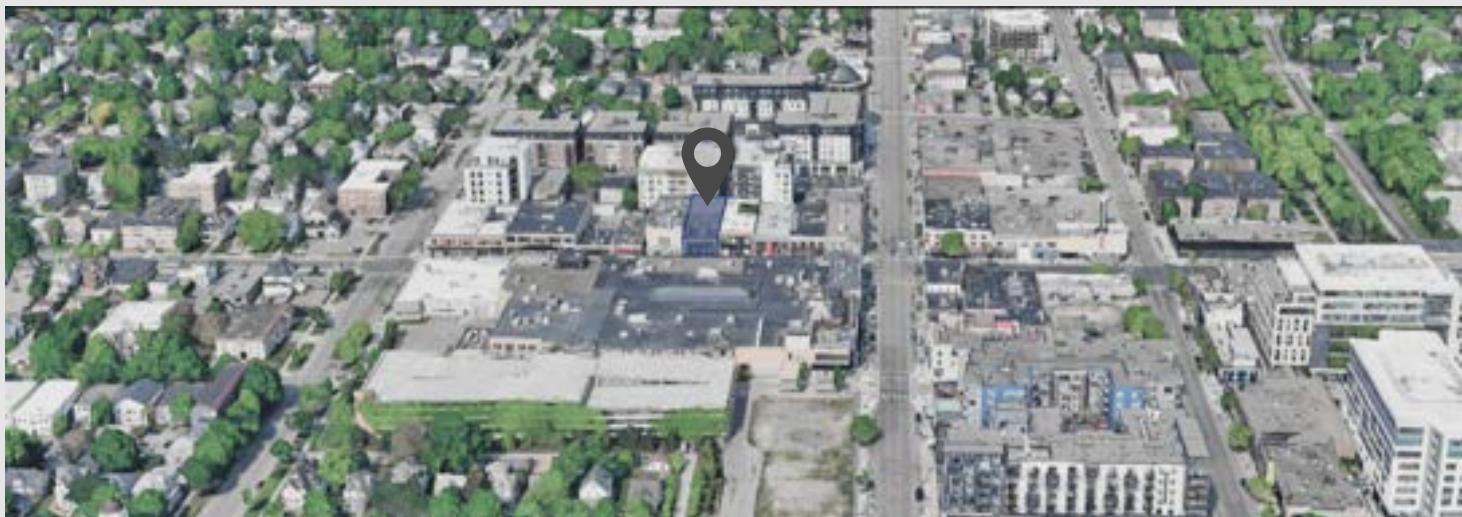
This sleek, modern freestanding retail property sits just steps from The Granada Theater, Apple Store, and Magers & Quinn Booksellers, offering an unparalleled retail opportunity in one of the city's most recognizable neighborhoods.





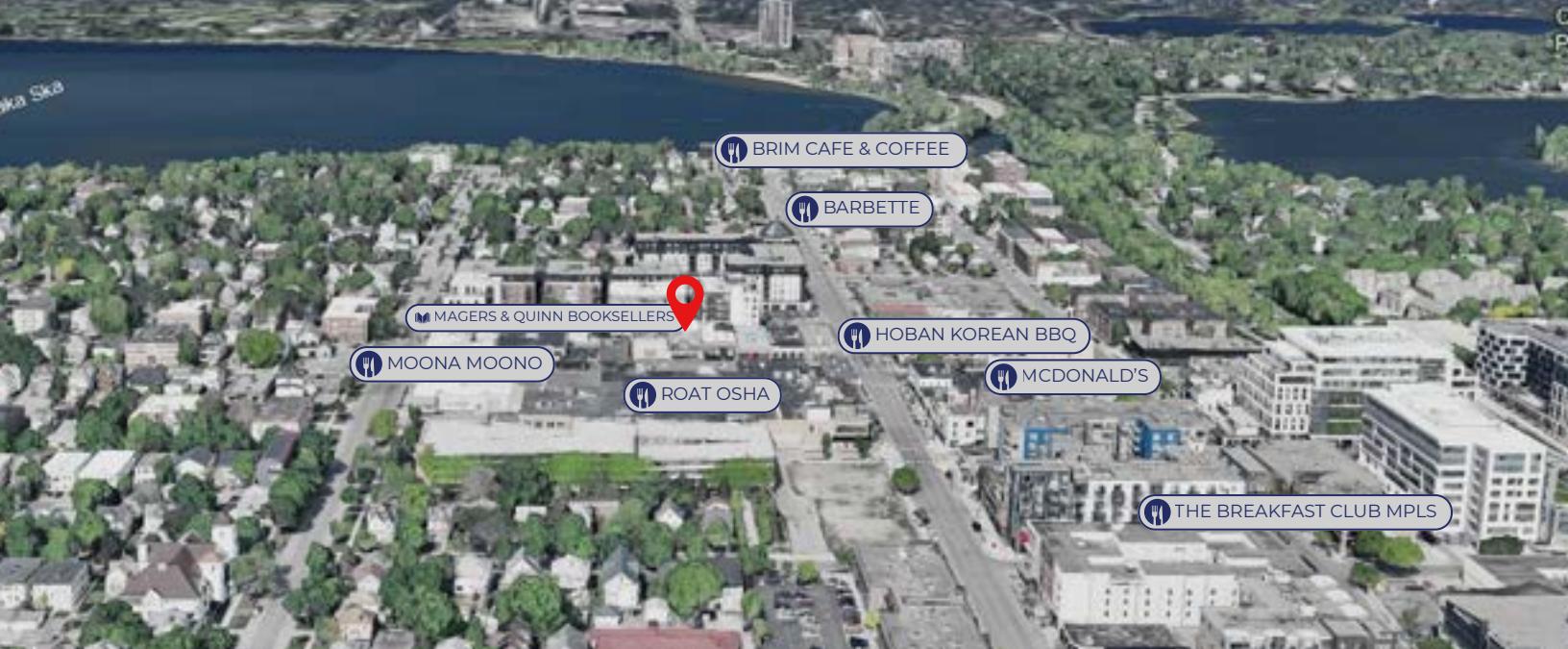
PROPERTY HIGHLIGHTS

- Building Size: 9,942 SF
- Lot Size: 0.13 Acres
- Stories: 2
- Year Built: 2010
- Zoning: C3A (commercial mixed-use)
- Property Type: Retail
- Subtypes: Restaurant, Storefront
- Construction: Masonry
- Occupancy Type: Single Tenant
- 2025 Property Taxes: \$38,040.80
- Parking: Street and ramp access nearby









LOCATION ADVANTAGE

Located in the heart of Uptown, 3018 Hennepin offers unbeatable visibility and walkability. This corridor is known for its cultural attractions, dining, shopping, and active lifestyle amenities. It's easily accessible by public transit, car, or bike-making it ideal for destination retail or restaurant concepts.





MAKE A STATEMENT IN UPTOWN MINNEAPOLIS

3018 Hennepin Avenue offers an unmatched opportunity to establish your brand in one of Minneapolis' most recognizable retail corridors. Built in 2011 and positioned between Uptown's iconic Granada Theater and the Apple Store, this sleek two-story property is ideal for high-impact retail, dining, or lifestyle concepts. Its strong street presence, walkability, and visibility make it a standout destination for single-tenant users ready to capture the energy of one of the city's busiest shopping and entertainment districts.

WHY 3018 HENNEPIN?

01

PRIME UPTOWN LOCATION

High foot traffic, immediate proximity to national retailers, and strong neighborhood identity.

02

MODERN CONSTRUCTION

Contemporary masonry construction with large windows, strong signage potential, and curb appeal.

03

TWO-LEVEL LAYOUT

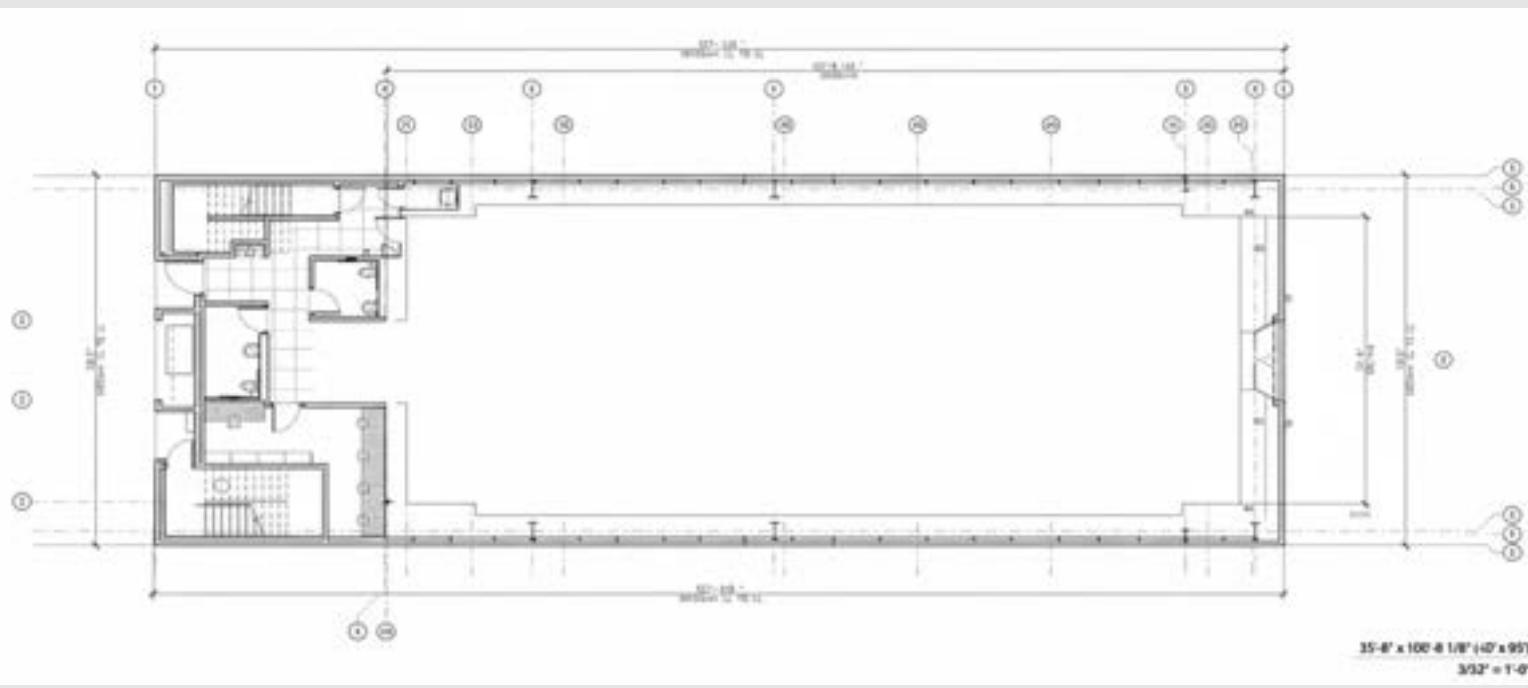
±9,854 SF over 2 floors provides flexibility for flagship retail, showroom, or creative retail buildouts.

04

DENSE URBAN AMENITIES

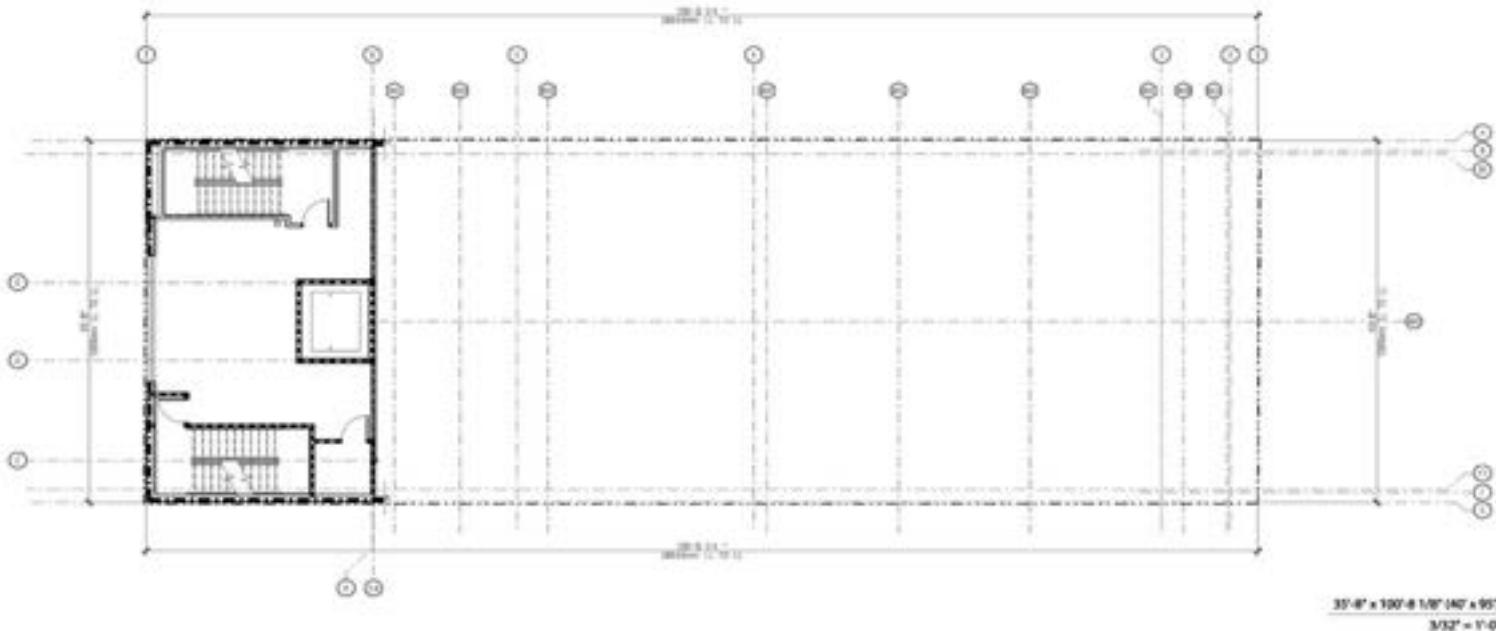
Surrounded by coffee shops, bookstores, restaurants, salons, and theaters—all within walking distance.





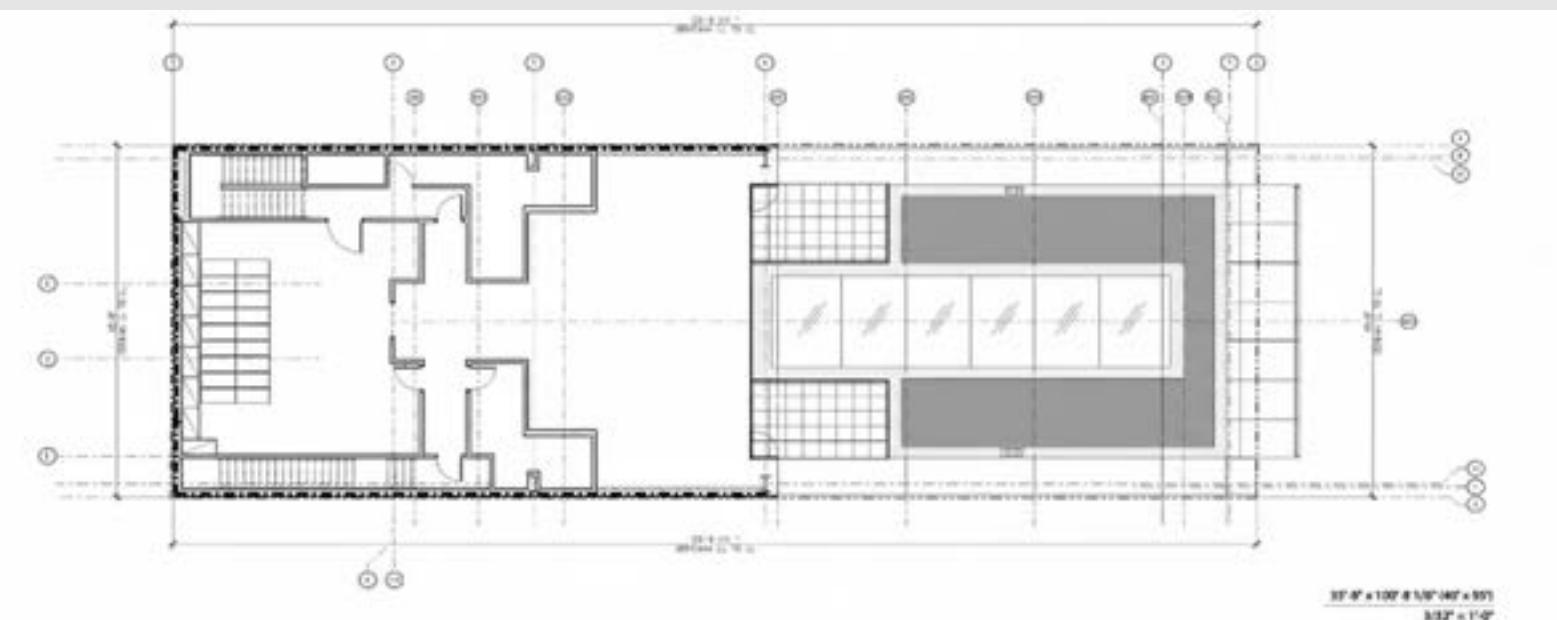
1ST FLOOR

5,682 SF
Ceiling Clear Height - 20'



MEZZANINE

881 SF
Ceiling Clear Height - 10'



2ND FLOOR

3,291 SF
Ceiling Clear Height - 10'







ABOUT FIRST & FIRST



First & First is committed to reimagining historically significant sites within the Minneapolis and St. Paul urban landscape. We transform these neglected spaces into inspired places that facilitate creative and cultural experiences. Each First & First site ultimately becomes a place where creativity and productivity embrace each other whilst enabling dreams to become reality.

These revitalized places build bridges to the future that allow us to see both where we are going and where we have been. Please join us as we endeavor to build inspired environments which remind all of us that our time on this planet is brief—and that it is our human imperative to create.



REVOLUTION
-REALTY GROUP-

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