



RETAIL SPACE FOR LEASE

300 South 2nd Street Minneapolis, MN 55401

contact
RETAIL LEASING

MOLLY TOWNSEND • 612 359 1693 • molly.townsend@transwestern.com



SITE OVERVIEW

Corner of 3rd Ave & 2nd Street | Minneapolis, MN

PROPERTY HIGHLIGHTS

- 150 on-site multifamily units
- Built in 2016
- Steps from St. Anthony Falls, Stone Arch Bridge and the North Loop Neighborhood
- 1,000+ apartments in surrounding neighborhood
- Surrounding retailers: Dunn Brothers Coffee, Rustica, Whole Foods, Starbucks, C.R.E.A.M., Klassic Kitchen + Cocktails, Guthrie Theater and many other chef-driven restaurants and boutiques
- Fully built out dog boarding and dog daycare

AVAILABILITY

- 1,600 sf (available now)
- 7,000 sf

2026 EST. CAM

- \$7.97 psf

TRAFFIC COUNTS

15,900 vpd on 3rd Avenue S
1,961 vpd on S 2nd Street

PARKING



- 20-stall surface parking for retailers
- Street Parking

CO-TENANTS



DEMOGRAPHICS

	RADIUS:	1 MILE	3 MILE	5 MILE
	Total Population	43,763	261,016	497,047
	Daytime Population	157,670	395,121	626,637
	Average HH Income	\$130,253	\$97,143	\$111,041

** Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars*

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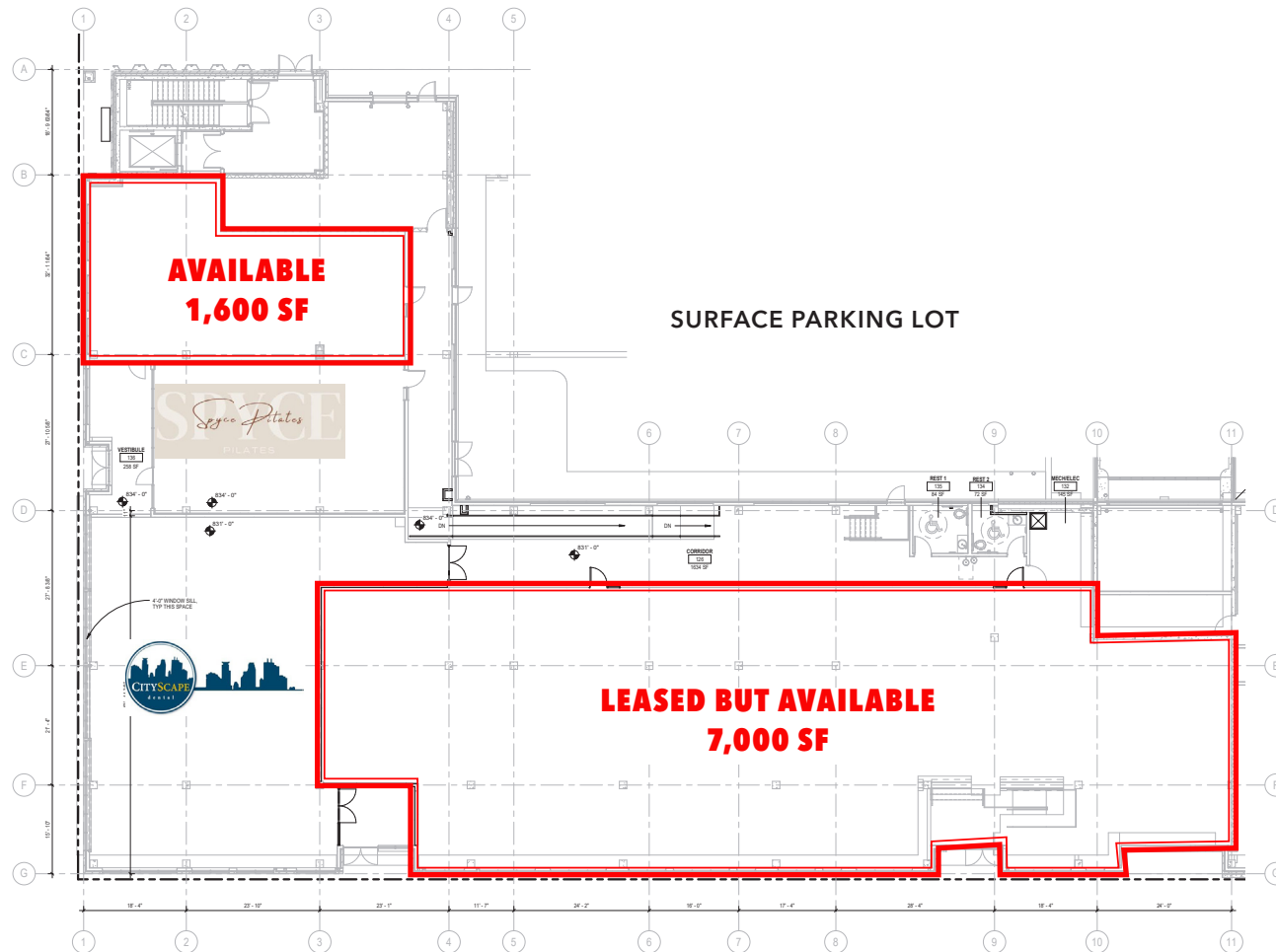
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SITE PLAN

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