



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

- 100% Leased

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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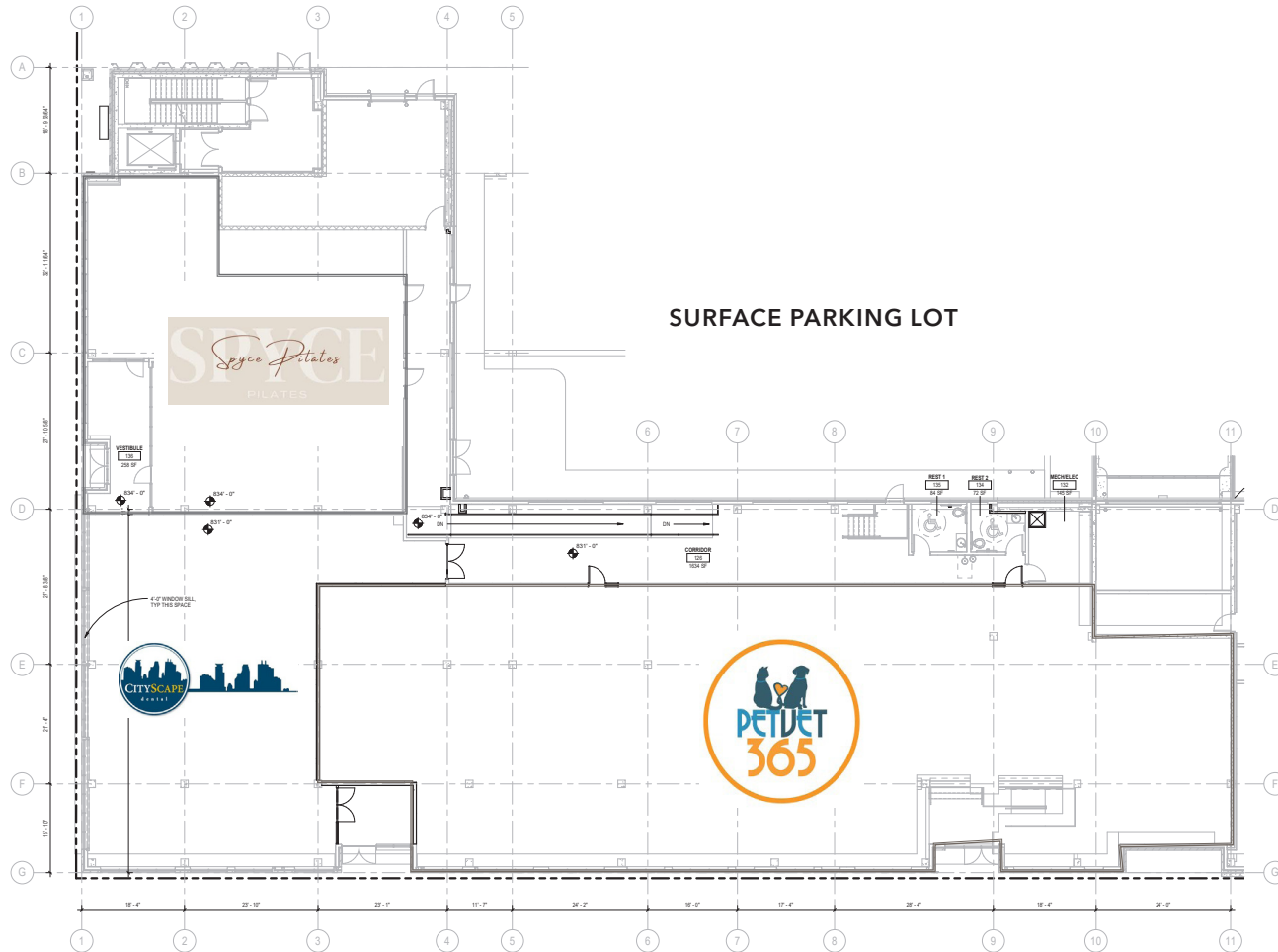
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SITE PLAN

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Nicollet Island

3rd Ave S / Central Ave SE

St. Anthony Falls

Stone Arch Bridge

Mississippi River

NORTH LOOP NEIGHBORHOOD

365 NICOLLET
369 Units

Minneapolis Central Library

4MARQ
400 MARQUETTE
262 Units

L45 LATITUDE 45
EaTo ME
319 Units
ORIGINAL RESTAURANT MARKET
MESSAGE ENVY

THE VICINITY
37 Units

IRONCLAD
LIVE. WORK. EXPLORE.
171 Units

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TR REALTY RESOURCES
MEMBER