

FOR LEASE

1607 Hennepin Ave

1607 Hennepin Ave, Minneapolis, MN 55403

Located along a prominent corner of Loring Park, this charming retail spot is bright and sunny located directly across from the Basilica of St. Mary.



1607 Hennepin Ave

About the Property

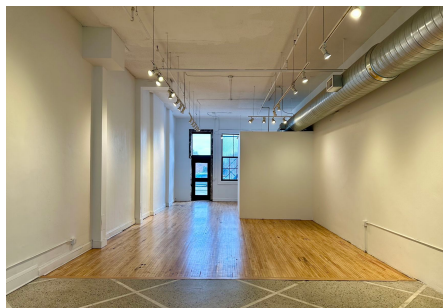
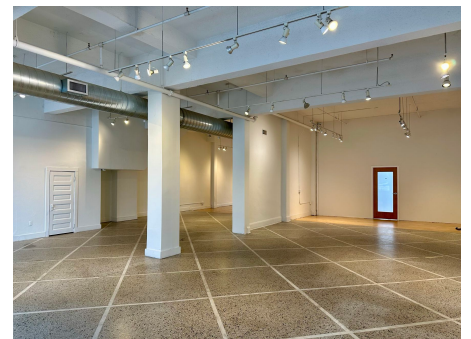
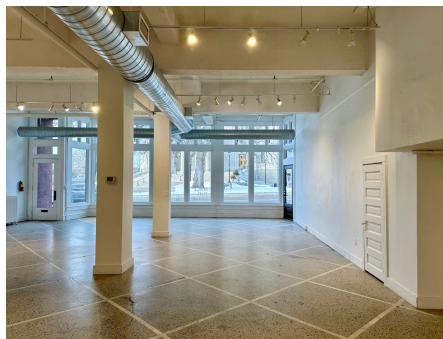
Part of a full block of local establishments, this three-story brick building gives tenants a distinctive presence alongside complementary retailers, complete with a rear surface parking lot. The available inline retail space features a blend of polished concrete in the front, hardwood flooring in the back, and consistent track lighting throughout, creating an open and adaptable layout, with the opportunity to subdivide. Two rear entrances provide direct access to the space, including the back staff room featuring a kitchenette, restroom, and entry to the entire basement floor. Along the glass storefront, two separate entrances enhance ADA accessibility and offer prominent visibility, affording stunning views of the Basilica of St. Mary.

Location

Positioned at the intersection of Hennepin Ave and Loring Park, this prime block, just south of downtown Minneapolis, showcases historic brick storefronts lining a highly walkable stretch of Hennepin Avenue. This vibrant retail environment is surrounded by both new and well-established businesses such as Cafe and Bar Lurcat, Gai Noi, Fawke's Alley Coffee, Loring Social, HiFi Hair & Records, Che Bella Bridal Shop, and RE/MAX offices. This bustling neighborhood retail hub is conveniently situated steps away from Loring Park, the Walker Art Center, Minneapolis Sculpture Garden, and Basilica of St. Mary, with easy access to I-94 and 394 freeways.

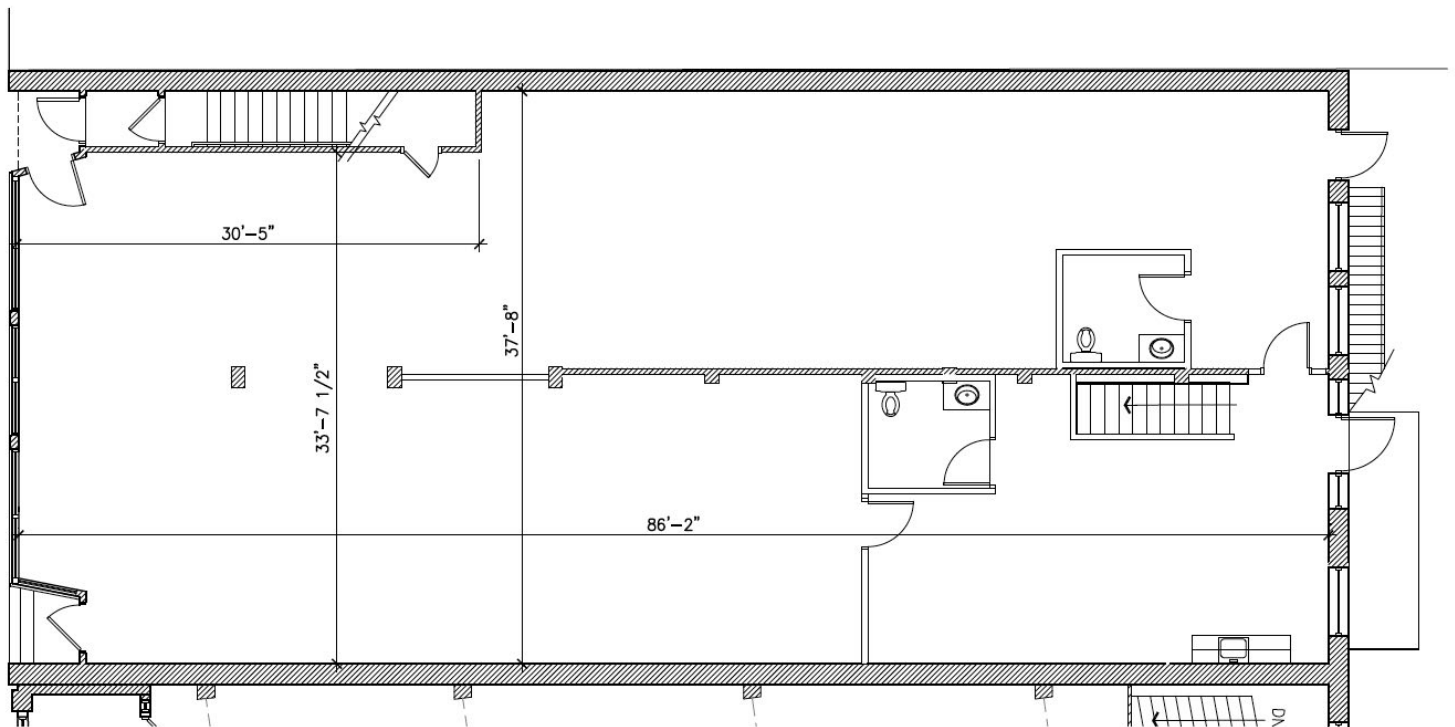
Building Size
14,080
Year Built
1916
Space Available
1,500 - 3,000 SF
Rent Rate
\$25.00/SF
CAM & Taxes
Modified Gross

- ✓ High visibility along Hennepin Ave in a charming retail node of Loring Park
- ✓ Two separate front entrances provide opportunity to subdivide
- ✓ Back entry from shared parking lot
- ✓ Flexible layout and back staff room
- ✓ Full floor basement storage



1607 Hennepin Ave

Site Plan



The Neighborhood

Loring Park

The Loring Park District is home to around 8,000 residents and 300 businesses offering historic and modern apartments and condos, great dining options, cultural institutions and office space, all surrounding the beautiful urban park.



91

WALK SCORE



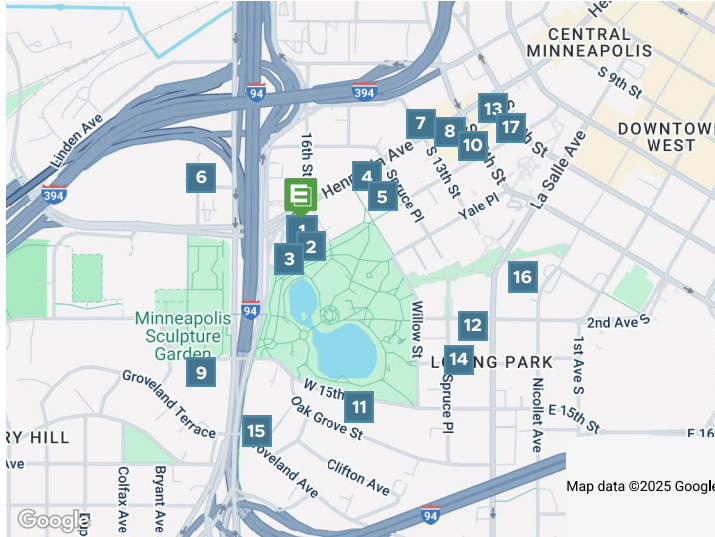
68

TRANSIT SCORE



90

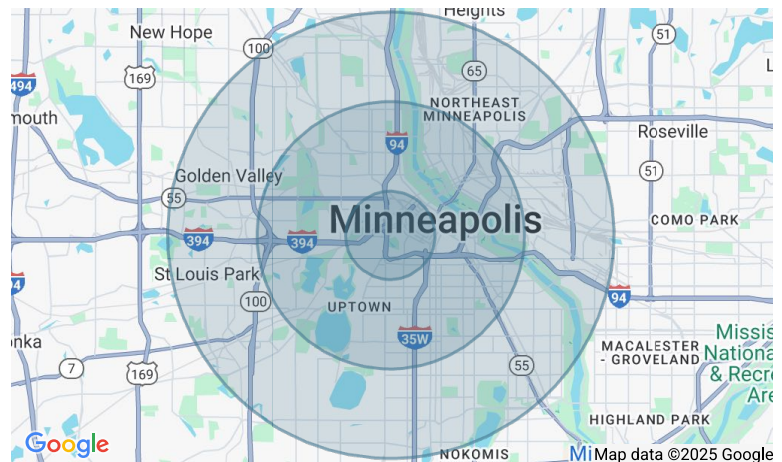
BIKE SCORE



- 1 Fawkes Alley Coffee
- 2 Gai Noi
- 3 Minneapolis Biomass Exchange
- 3 TCB Sales Inc
- 3 Gulf Stream Motors LLC
- 3 Café and Bar Lurcat
- 4 Erbert and Gerberts
- 5 Dunn Brothers Coffee
- 6 Sisyphus Brewing
- 7 Subway
- 8 Lunds & Byerlys
- 8 Caribou Coffee
- 9 Cardamom
- 10 Buca Di Beppo Italian Restaurant
- 10 Pardon My Cheesesteak
- 10 Creators' Kitchen as Seen on TikTok
- 11 Dunn Brothers Coffee
- 12 Lotus Restaurant
- 13 The Butcher's Tale
- 13 Domino's Pizza
- 13 The Bulldog Downtown
- 13 Pizza Hut
- 14 Eggy's Diner - Minneapolis
- 15 P.S. Steak
- 16 MPLS Market
- 16 Hubbell Lighting Inc
- 16 Vitali's Cafe
- 17 Dancing Ganesha

Demographics	1 Mile	3 Miles	5 Miles
Total population	35,681	253,978	498,354
Median age in years	33.6	31.6	33.7
Total households	22,228	117,542	222,934
Median household income	\$57,996	\$66,841	\$79,654
Average household size	1.51	2.02	2.14
Average home value	\$569,669	\$525,674	\$499,925

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

