

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

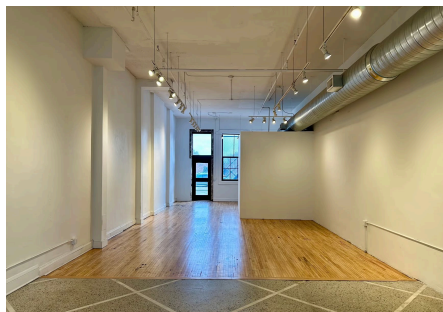
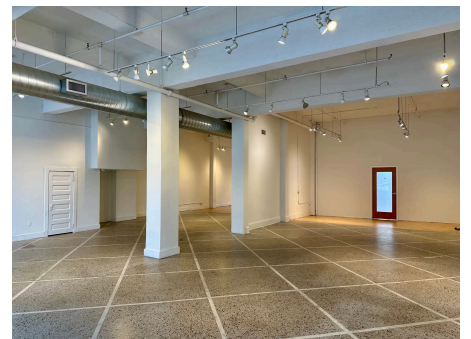
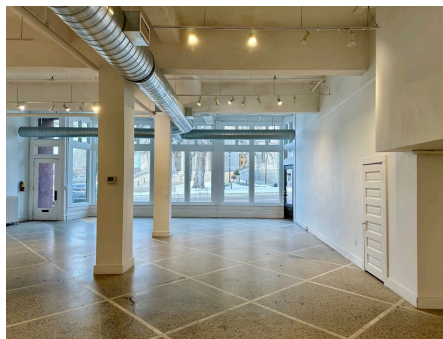
About the Property

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

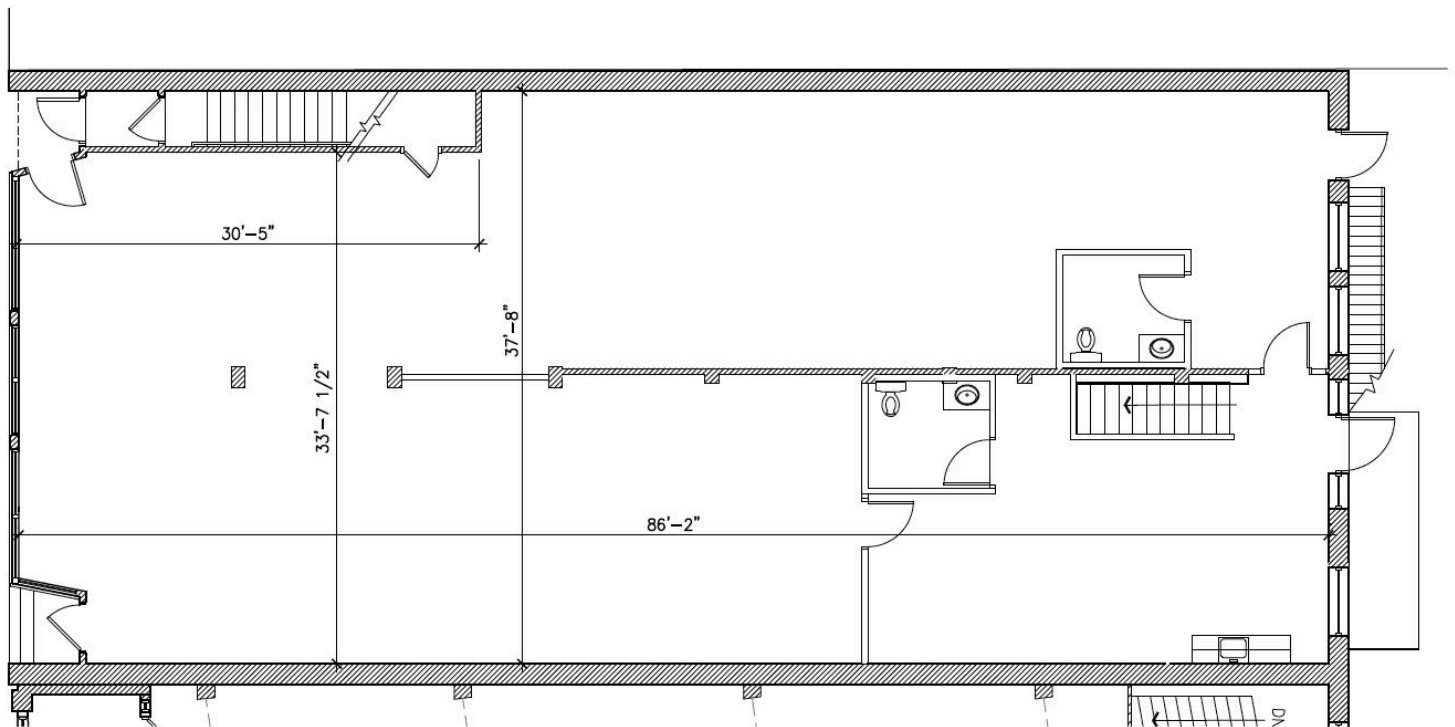
Positioned at the intersection of Hennepin Ave and Loring Park, this prime block, just south of downtown Minneapolis, showcases historic brick storefronts lining a walkable stretch of Hennepin Ave. This vibrant retail environment is surrounded by both new and well-established businesses such as Gai Noi, Fawke's Alley Coffee, HiFi Hair & Records, Che Bella Bridal Shop, RE/MAX and Engel & Völkers real estate offices, photography and other creatives. This 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.

- ✓ 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

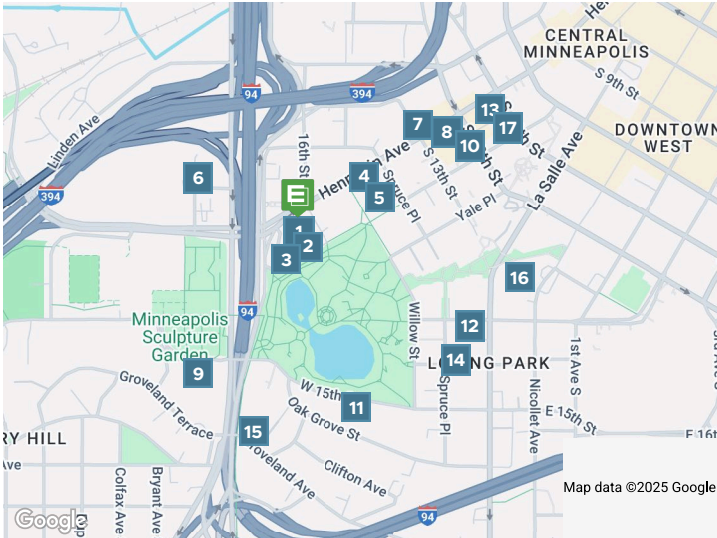
Loring Park

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

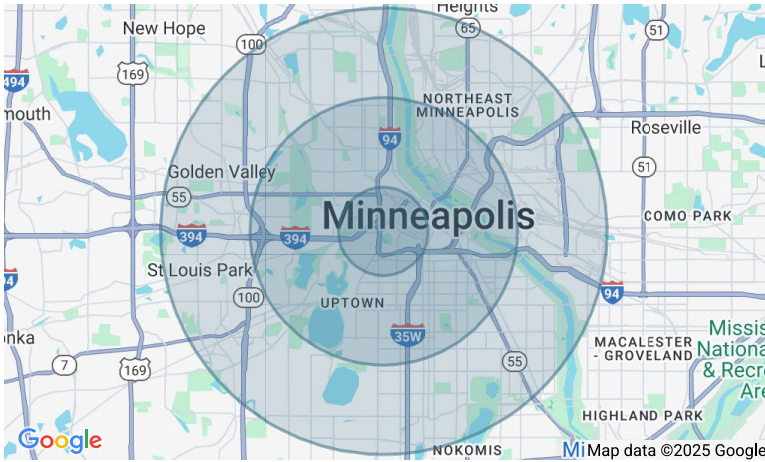
Vitali's Cafe

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

