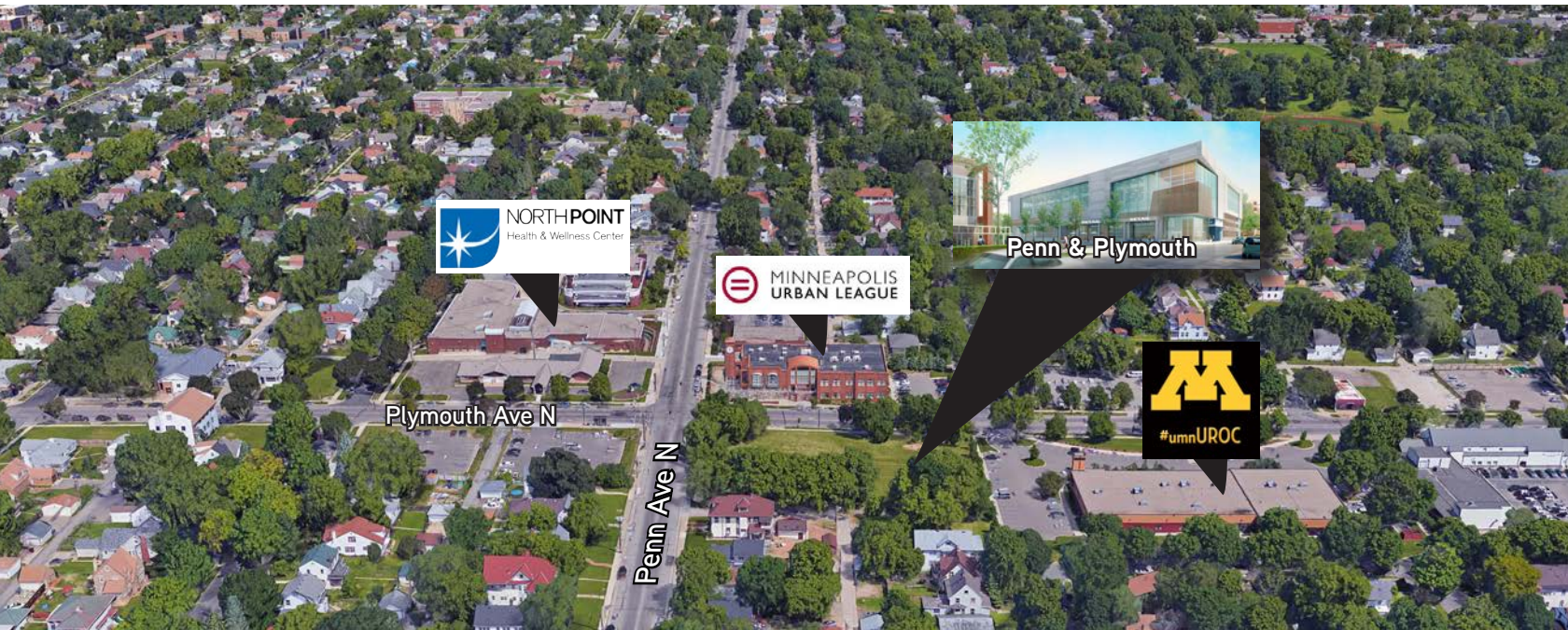


RETAIL OPPORTUNITIES FOR LEASE

Penn & Plymouth Mixed Use Development

PENN AVE N & PLYMOUTH AVE N, MINNEAPOLIS, MN 55411

MINNEAPOLIS-ST. PAUL



Spring 2018 Delivery

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Site Information

Location	SE corner of Penn Ave N & Plymouth Ave N
Description	Mixed use - Retail / Office / Medical
Building GLA	69,420 square feet of mixed-use space (4 stories)
Retail GLA	8,736 square feet (street-level)

AVAILABLE FOR LEASE:

1,200 - 8,736 SF Spaces Available

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	21,460	169,101	442,639
Median HH Income	\$31,839	\$49,305	\$50,877
Average HH Income	\$45,835	\$76,798	\$73,197

EMPLOYEE COUNTS:	1 Mile	2 Miles	3 Miles
By Mile Radius	8,081	80,071	246,623

AREA TENANTS:

- > Northpoint Health
- > Minneapolis Urban League
- > University of Minnesota Urban Research

TRAFFIC COUNTS:

Plymouth Ave N: **12,400** vehicles per day

Penn Ave N: **10,800** vehicles per day

Data from 2015 MNDOT traffic volume

PARKING:

Separate above ground and underground parking:
70 surface stalls, 120 underground stalls.



Exciting new development

Street level retail

Excellent visibility to 33,000 vehicles per day

Densely populated residential area

Daytime population 1,029 within 3 blocks

On-site parking

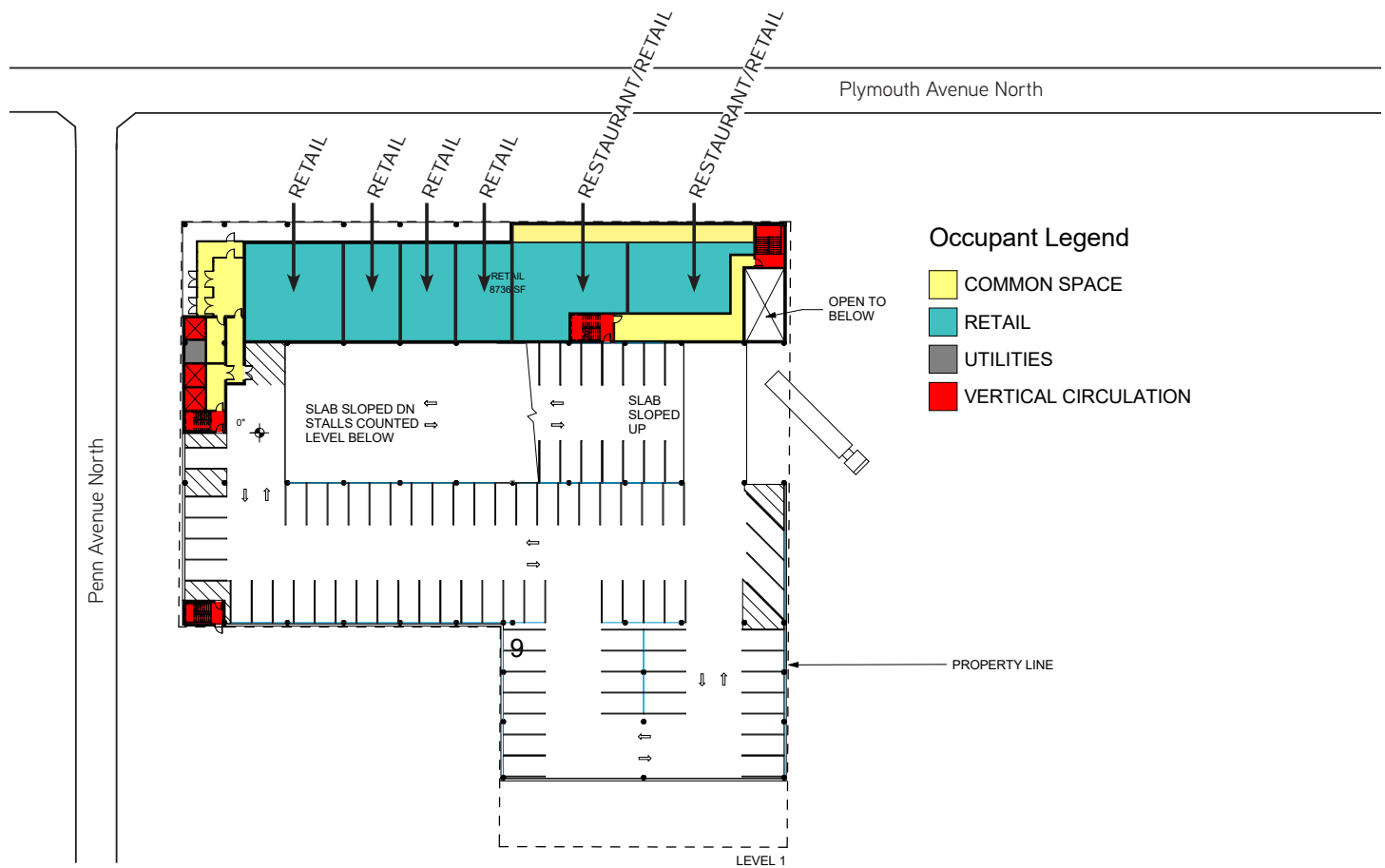
Delivering space Spring 2018

Secured underground and ramp parking

On bus line and bike route



Floor Plan



THOR HEADQUARTERS - PENN AND PLYMOUTH NORTH

Minneapolis, MN • August 8th, 2016

LEVEL 1 RETAIL LEASING PLAN

LAWAL SCOTT ERICKSON

Iconic new mixed use development in heart of densely populated Near North Minneapolis. Strong daytime population with direct visibility to over 33,000 vehicles per day. On site customers with four (4) floors / 62,000 square feet of office users above retail component. Spaces for restaurant, retail and service uses available from 1,200 to 5,000+ square feet.

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