

OFFICE/RETAIL SPACE FOR SALE >

# 2922 Lyndale Ave S

2922 Lyndale Ave S | Minneapolis, MN



Kyle Rafshol  
952 837 3042

[kyle.rafshol@colliers.com](mailto:kyle.rafshol@colliers.com)

Ryan Krzmarzick CCIM SIOR

952 897 7746

[ryan.k@colliers.com](mailto:ryan.k@colliers.com)



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# 2922 LYNDALE AVE S > FOR SALE

## PROPERTY HIGHLIGHTS

- > Two-story retail building with full lower level
- > "V" shaped, double sided roof mounted billboard sign with income
- > Long term occupancy from Herkimer Pub and Brewery
- > Trendy neighborhood with restaurants and retail shopping
- > Close proximity to W Lake St and I-35W
- > Located within a Quality Opportunity Zone

## OFFICE/WAREHOUSE

### BUILDING SIZE:

15,930 SF

### SALE PRICE:

\$2,450,000

### ZONING:

C3A - Community Activity  
Center District

### LOADING:

(1) 8' x 8' dock  
Trash bin area



### DAYTIME POPULATION:

1 MILES: 31,449

3 MILES: 346,140

5 MILES: 660,503

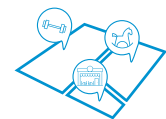


### TRAFFIC COUNTS:

Lyndale Ave: 17,200 vpd

W Lake St: 17,900 vpd

I-35W: 179,000 vpd



### SURROUNDING AMENITIES:

Palm Beach Tan

White Castle

Anytime Fitness

Lago Tacos

Cub Foods

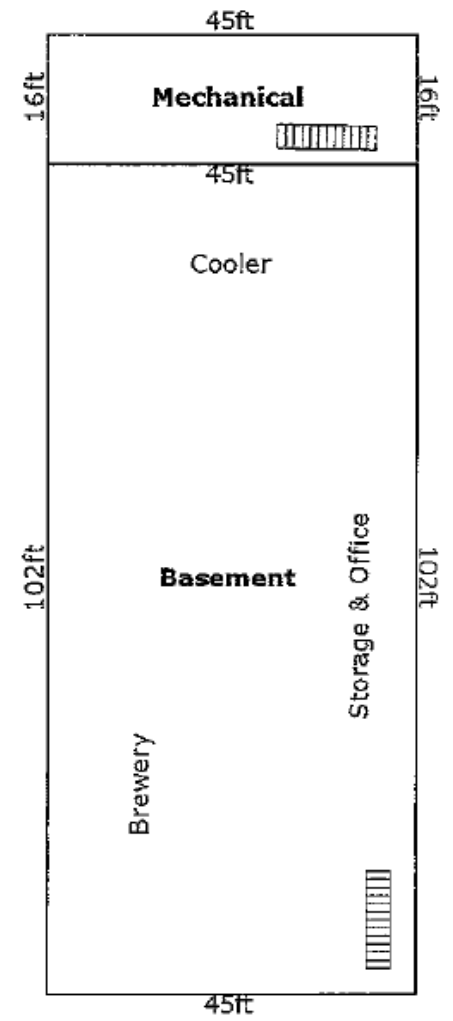
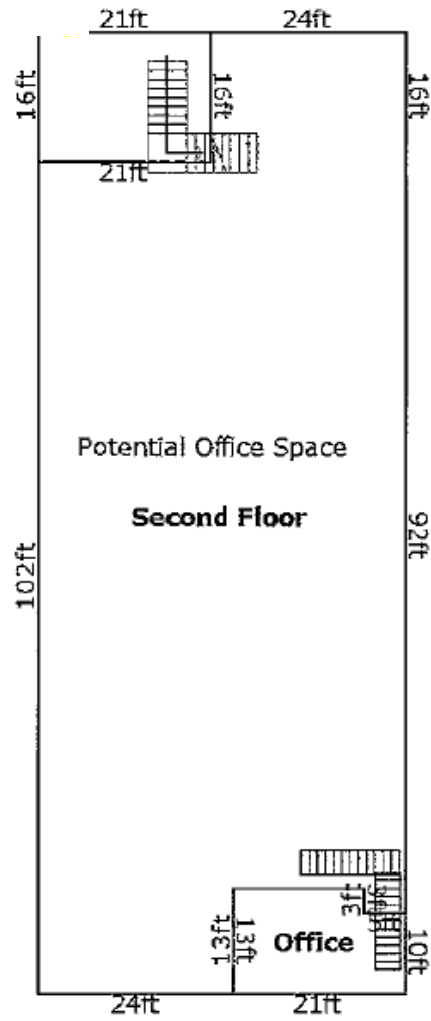
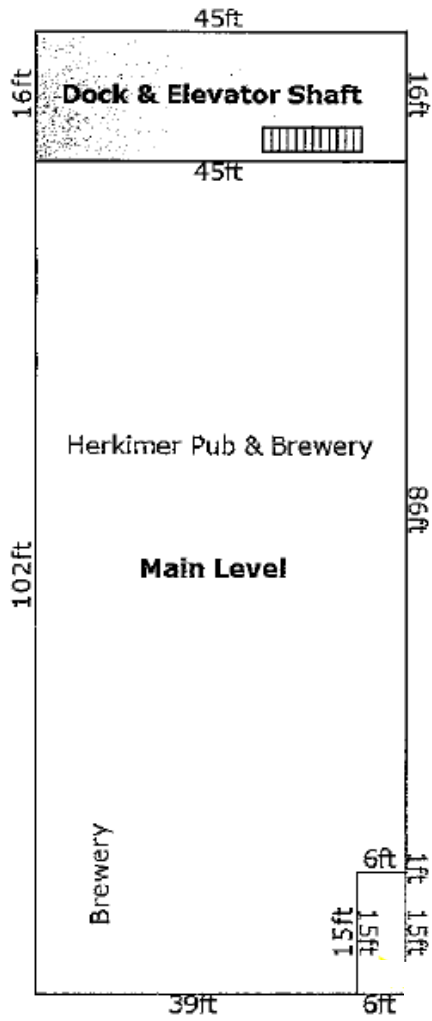
Tire Plus

Walgreens

CVS



# 2922 LYNDALE AVE S > FLOOR PLAN



Walgreens

Hennepin Ave 19,900 vpd

W 28th St 4,300 vpd

W 28th St 7,000 vpd



Track 29 City Apartments

Elan Uptown Luxury Apartments

The Miles

Midtown Lofts



Soo Line Community Garden



Mozaic Art Park



17,200 vpd Lyndale Ave S



UPTOWN TAYLOR



Blue Apartments



W Lake St 17,900 vpd



W Lake St 17,600 vpd

Walgreens



14,200 vpd



# 2922 LYNDALE AVE S > AERIAL

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