



# SECOND & SECOND



NORTH  
LOOP  
NEIGHBORHOOD



## THE FASTEST-GROWING COMMUNITY WITHIN THE URBAN CORE

The ultimate destination for the trifecta of work, live, and play, the North Loop's population numbers have sky-rocketed in the last 18 years, growing from 1,515 in 2000 to 5,261 in 2017. Jobs are also rapidly growing in the area, with employee counts jumping from 9,500 in 2010, to 17,632 in 2017. If significant amounts of new restaurants, breweries and stylish upscale retail are any indicator of economic strength, then the North Loop is the local heavyweight champion for having the "it" factor. Multi-family development is also on the rise. Several new construction projects are currently on the way in both luxury and affordable housing along with hotel concepts are creating options for the influx of new residents and visitors.



### NORTH LOOP AT A GLANCE...



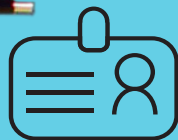
**28%**  
increase in  
population  
since 2010



**9.4%**  
Vacancy Rate  
Mpls CBD - 11.1%



**21%**  
Median  
income is  
higher than  
the national  
average



**50%**  
increase in  
jobs since  
2010




**1,450**  
Units planned,  
recently completed  
or under  
construction



**34.5%**  
Residents in  
the 25-34 age  
range. 20.3%  
higher than the  
MSP metro







The neighborhood also enjoys local and national recognition as it has been named “Best Neighborhood” (Mpls/St. Paul Magazine and CityPages), 12th Hippest Neighborhood (Forbes), “Favorite Neighborhood” (Fast Company), “Coolist Neighborhood in American” (Thrillist), and “Go List 2016” (Fodor’s).

SECOND & SECOND



## SITE INFORMATION

### Under Construction - Opening Late Fall 2019

- > New mixed use development
- > Apartments - 158 units on six levels
- > 20,000 SF retail available
- > Underground retail parking available
- > Outdoor plaza with patio options available
- > Storefront and signage available in portal to parking, residences, and plaza



## AVAILABLE FOR LEASE

- > 1,100 - 14,000 Square Feet

On the retail scene, the North Loop has become very competitive with local and national high-end concept retailers looking for highly sought-after space. As a hub of employment, entertainment, and transportation, businesses are attempting to capture the vibrancy of the neighborhood with locations that offer livability, walkability, easy access to amenities, transport options and green space, making them attractive options for today's young professionals, empty-nesters, creative types, and sports enthusiasts alike.

## AREA TENANTS



## AREA DEMOGRAPHICS



### Population

(2018 est)  
**1 Mile:** 27,010  
**2 Mile:** 231,987  
**3 Mile:** 469,245



### Total Employees

(2018 est)  
**1 Mile:** 157,990  
**2 Mile:** 419,200  
**3 Mile:** 638,173



### Average HH Income

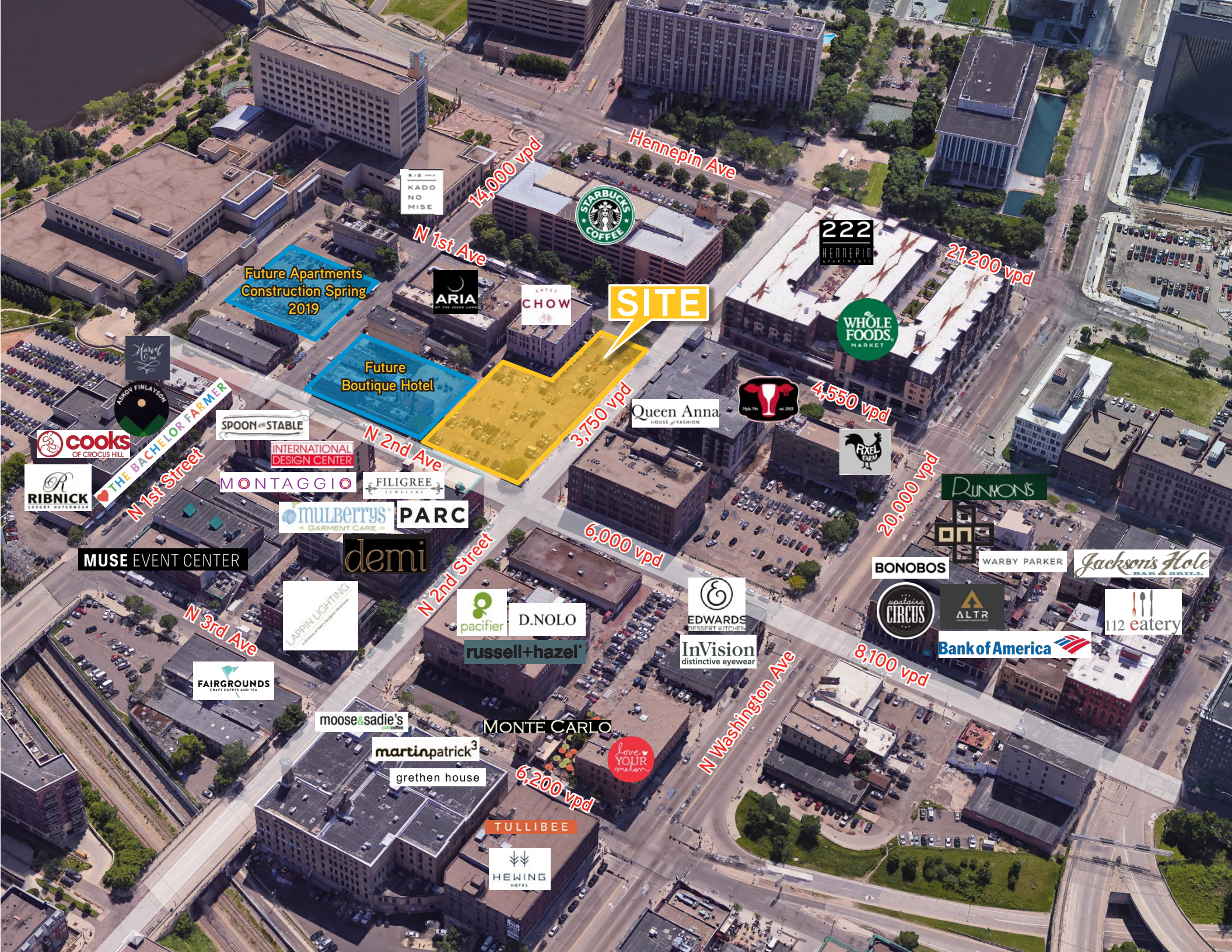
(2018 est)  
**1 Mile:** \$111,823  
**2 Mile:** \$68,661  
**3 Mile:** \$79,890



### 2nd & 2nd Apt

**Year Built:** 2019  
**Floors:** 6  
**Units:** 156





KADO  
NO  
MISE



222  
HENNEPIN  
PASTRY



**SITE**

CHOW

ARIA

Future Apartments  
Construction Spring 2019

Future  
Boutique Hotel

Queen Anna  
HOUSE OF FASHION



RUNKON'S



WARBY PARKER

Jackson's Hole  
BAR & GRILL

BONOBOS



112 eatery

Bank of America



InVision  
distinctive eyewear

D.NOLO



russell+hazel'

MONTE CARLO



6,200 vpd

TULLIBEE



grethen house

martinpatrick<sup>3</sup>

moose&sadie's

FAIRGROUNDS  
CRAFT COFFEE AND TEA



demi

PARC

MULBERRY'S  
GARMENT CARE

MONTAGGIO

INTERNATIONAL  
DESIGN CENTER

SPOON + STABLE



cooks  
OF CROCUS HILL



MUSE EVENT CENTER

THE BACHELOR FARMER

N 2nd Street

N 3rd Ave

N 1st Street

N Washington Ave

6,000 vpd

20,000 vpd

4,550 vpd

21,200 vpd

14,000 vpd





SECOND & SECOND

1ST AVENUE NORTH

ELEVATOR TO  
PARKING

GARAGE  
ENTRANCE

2ND AVENUE NORTH

- MONUMENT SIGN

2ND STREET NORTH

SWEET  
CHOW  


— TYP. ENTRY VESTIBULE





Accelerating success.

## RETAIL LEASING

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## LOCATION

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