



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...



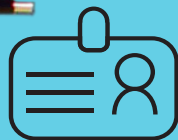
28%
increase in
population
since 2010



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 - Delivery 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
- > Boutique hotel on adjacent lot that will share the outdoor plaza



AVAILABLE FOR LEASE

- > 1,900 - 3,910 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

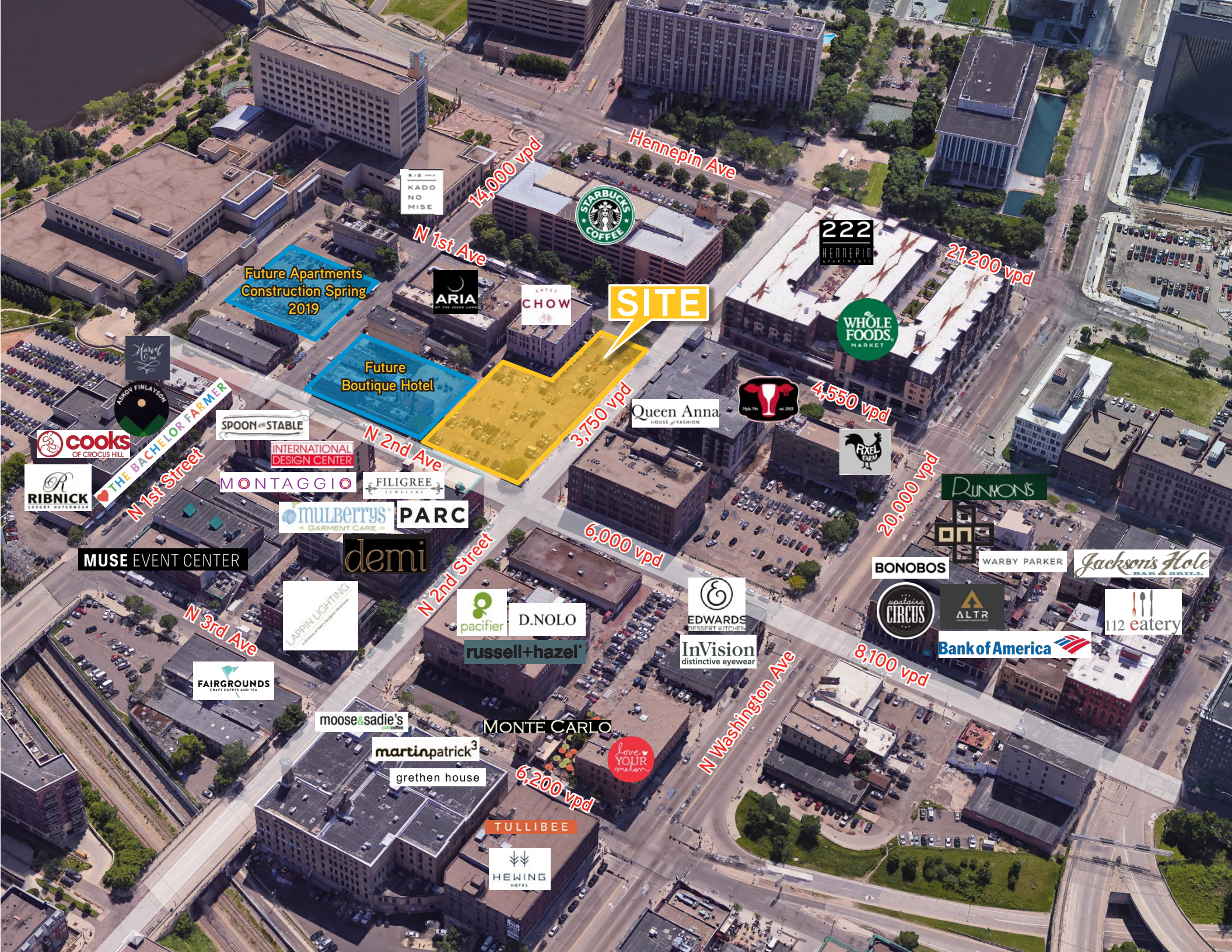


2nd & 2nd Apt

Year Built: 2019

Floors: 6

Units: 156



SITE

Future Apartments
Construction Spring 2019

Future
Boutique Hotel

14,000 vpd

Hennepin Ave

21,200 vpd

3,750 vpd

4,550 vpd

20,000 vpd

6,000 vpd

8,100 vpd

6,200 vpd

N 1st Ave

N 2nd Ave

N 1st Street

N 2nd Street

N 3rd Ave

N Washington Ave

KADO
NO
MISE



222
HENNEPIN
RESTAURANT



Queen Anna
HOUSE OF FASHION



RUNKON'S



WARBY PARKER

Jackson's Hole
BAR & GRILL

112 eatery

Bank of America

BONOBOS



InVision
distinctive eyewear

D.NOLO

russell+hazel'

MONTE CARLO



TULLIBEE

HEWING
HOTEL

grethen house

martinpatrick³

moose&sadie's

FAIRGROUNDS
CRAFT COFFEE AND TEA



MUSE EVENT CENTER

demi

PARC

MULBERRY'S
GARMENT CARE

MONTAGGIO

FILIGREE
JEWELRY

INTERNATIONAL
DESIGN CENTER

SPOON + STABLE

cooks
OF CROCUS HILL

RIBNICK
LUXURY OUTWEAR



THE BACHELOR FARMER

ARIA

CHOW



SECOND & SECOND

■ AVAILABLE
■ AT LEASE
■ APT AMENITIES





Accelerating success.

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