



3034 Lyndale Ave S
Minneapolis, MN
For Sale/Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

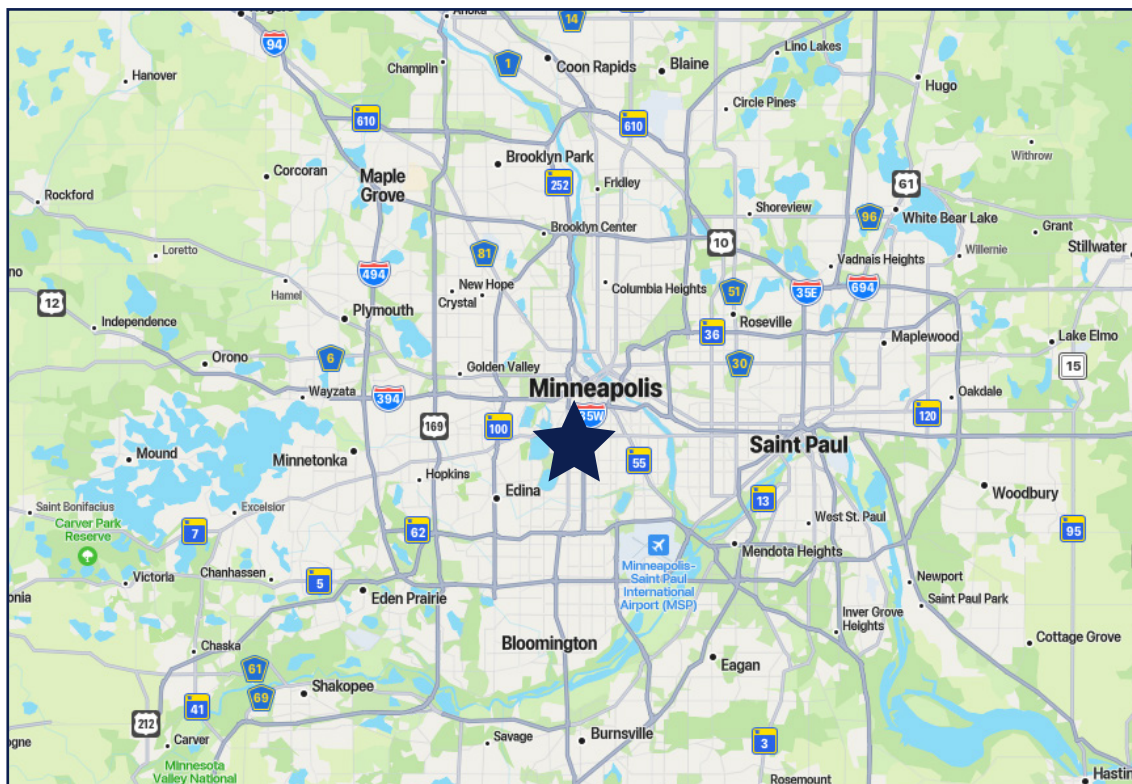
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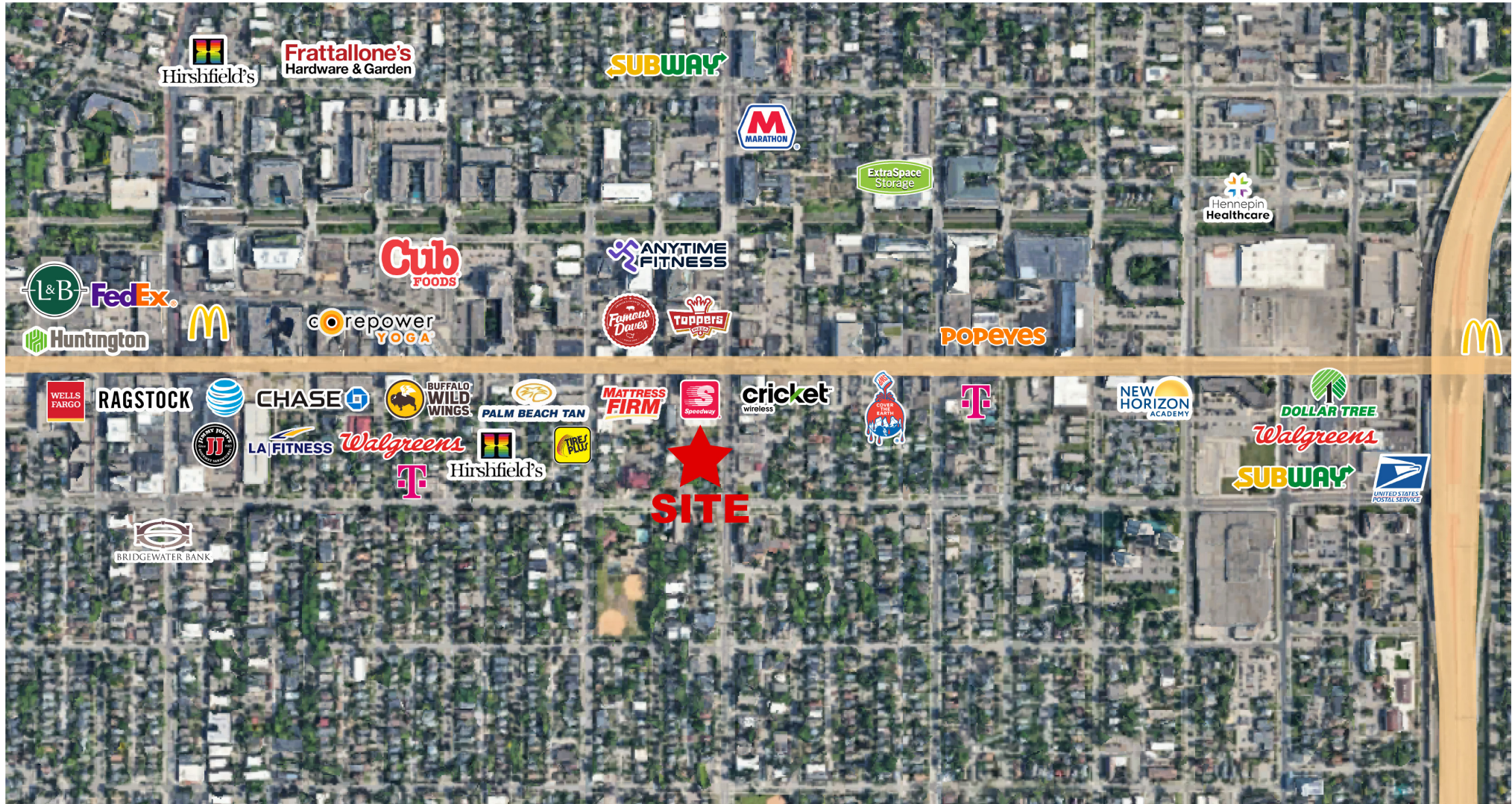
ADDRESS	3034 Lyndale Ave S
CITY, STATE	Minneapolis, MN
BUILDING SIZE	11,773 SF
SPACE AVAILABLE	831 - 7,065 SF
SUITE B	2,860 SF
SUITE C	2,913 SF
UPSTAIRS	831 SF
BASEMENT	461 SF
LOT SIZE	0.57 Acres
LEASE RATE	\$18 PSF
TAX 2023	\$61,298.88
YEAR BUILT	1956
COUNTY	Hennepin
TRAFFIC COUNT	20,500 VPD
PARKING	Dedicated parking lot for Tenant's customers

HIGHLIGHTS

- Heavily populated urban dense neighborhood
- Thousands of apartment units within walking distance of the property
- Highly walkable area near local restaurants, shopping, entertainment, and bars
- Pylon signage



2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	45,519	242,765	508,898
MEDIAN AGE	33.0	35.0	34.8
MEDIAN HH INCOME	\$65,027	\$72,436	\$75,549
AVERAGE HH INCOME	\$100,492	\$115,961	\$116,269





SECOND FLOOR OFFICE SPACE

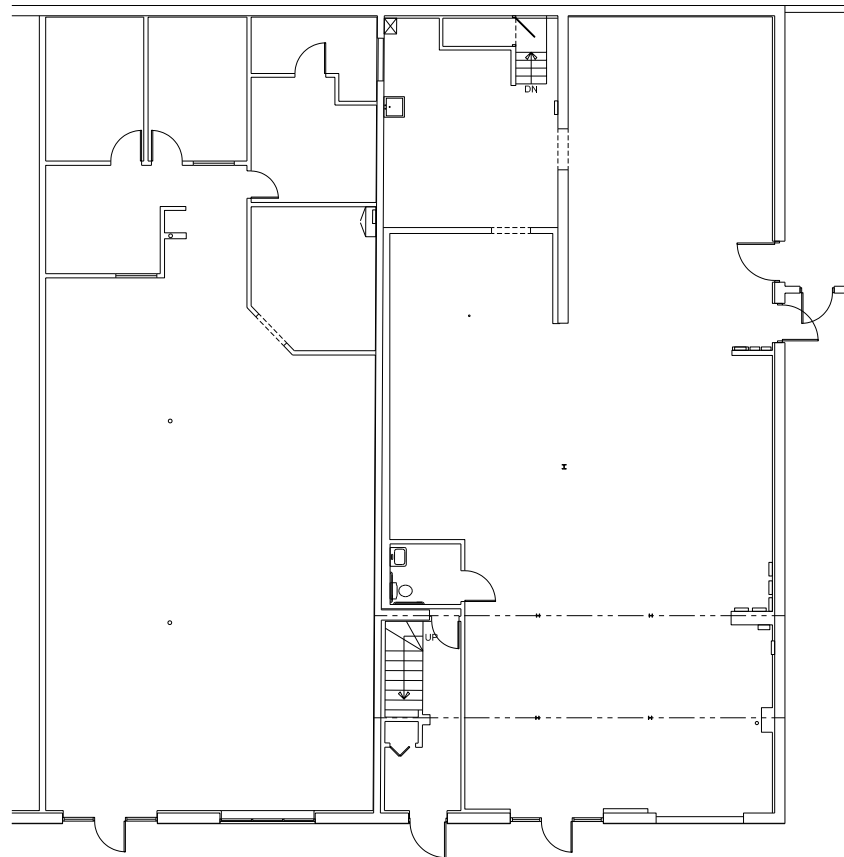
LOCATED 1 BLOCK SOUTH OF LAKE & LYNDAL



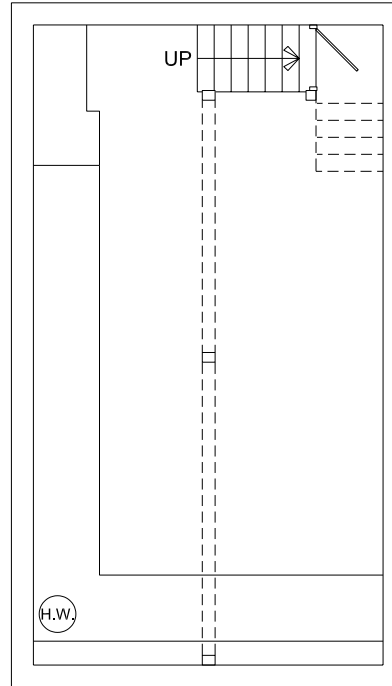
VACANT LAND READY FOR DEVELOPMENT

FRESH PAVED & STRIPED PARKING LOT





First Floor As-Built Floor Plan
3034 Lyndale Avenue South, Minneapolis, MN 55408
Date: 12-11-2023 7,265 GROSS SF Scale: NTS
5,973 FIRST FLOOR SF



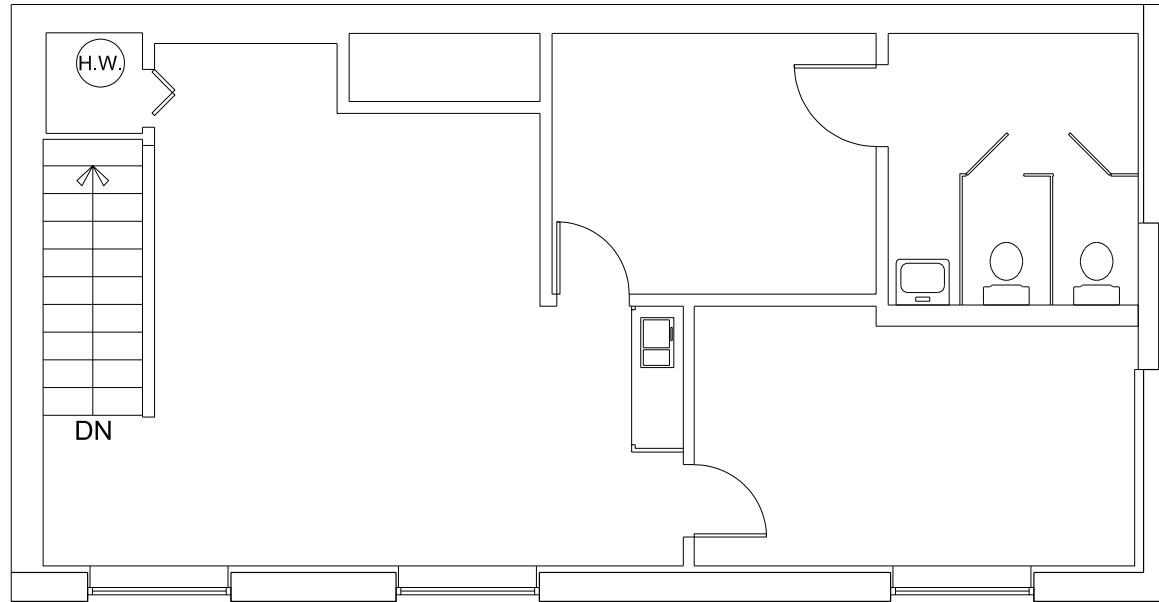
Lower Level As-Built Floor Plan

3034 Lyndale Avenue South, Minneapolis, MN 55408

Date: 12-11-2023

7,265 GROSS SF
461 LOWER LEVEL SF

Scale: NTS



Second Floor As-Built Floor Plan

3034 Lyndale Avenue South, Minneapolis, MN 55408

Date: 12-11-2023

7,265 GROSS SF
831 SECOND FLOOR SF

Scale: NTS



UPLAND

REAL ESTATE GROUP, INC.

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