



UPLAND
REAL ESTATE GROUP, INC.

3034 Lyndale Ave S
Minneapolis, MN
For Sale/Lease
ENTIRE BUILDING AVAILABLE

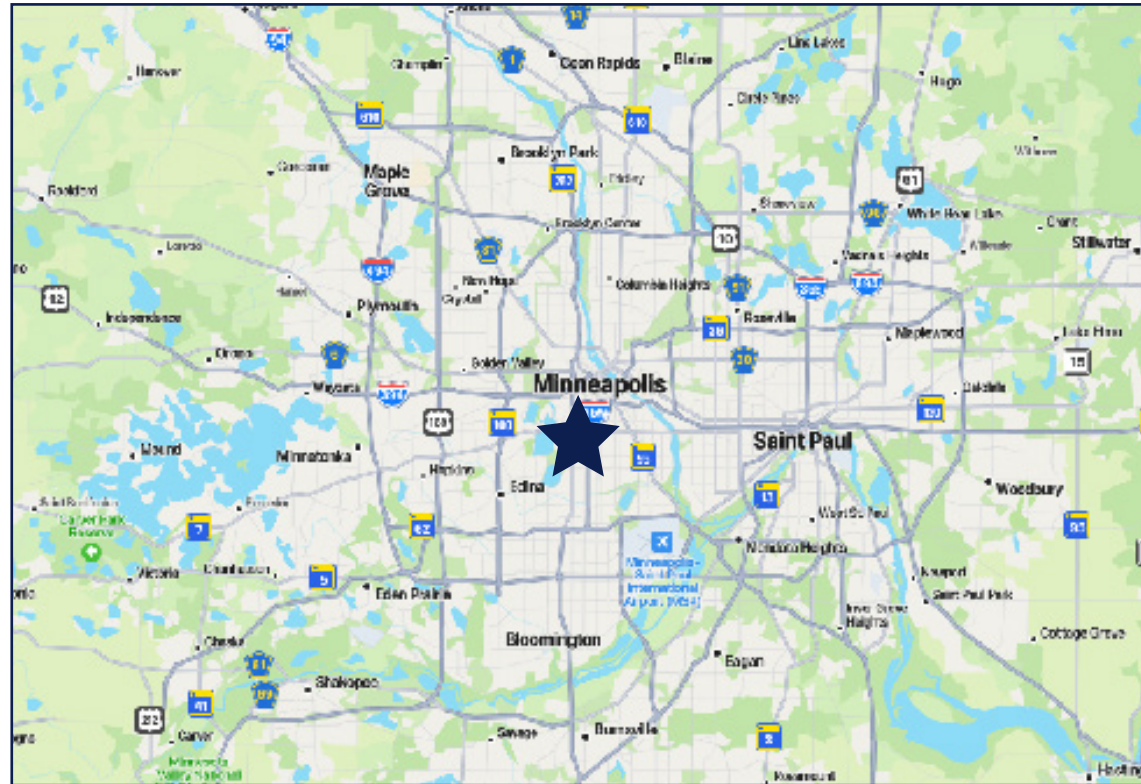
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

ADDRESS	3034 Lyndale Ave S
CITY, STATE	Minneapolis, MN
BUILDING SIZE	12,865 SF
SPACE AVAILABLE	12,865 SF
SUITE A	6,000 SF
SUITE B	2,660 SF
SUITE C	3,374 SF
UPSTAIRS - OFFICE	831 SF
LOT SIZE	0.57 Acres
LEASE RATE	\$25 PSF
TAX 2025	\$65,078.16
YEAR BUILT	1956
COUNTY	Hennepin
TRAFFIC COUNT	14,300 VPD in front of Building 30 Dedicated off street parking spots for Tenants & Customers
PARKING	

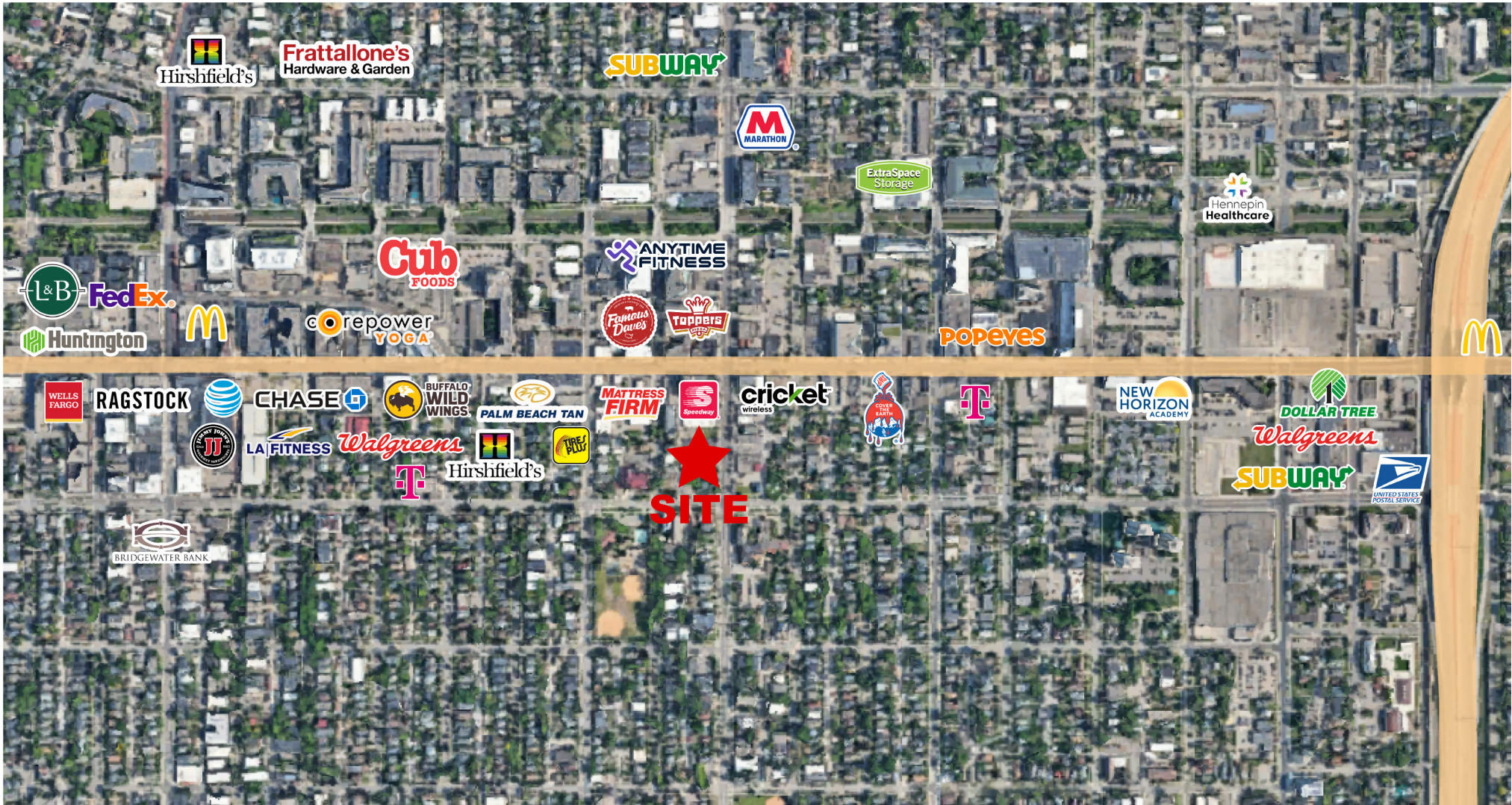
Can all be combined

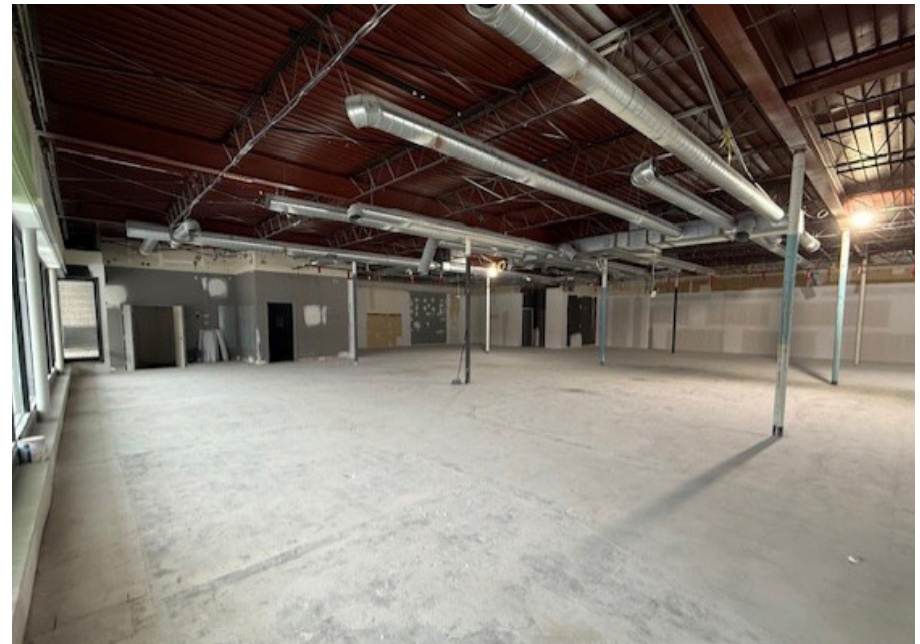
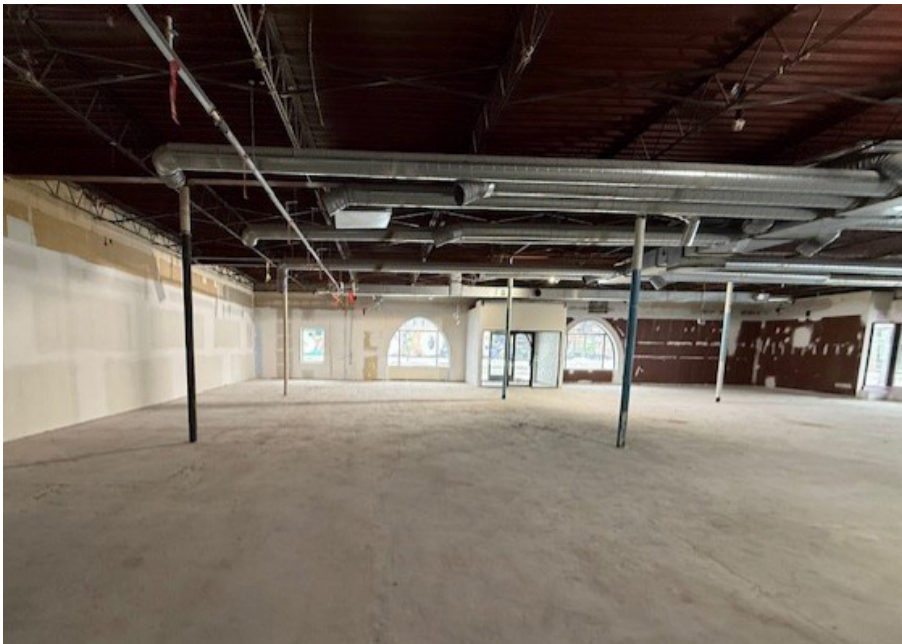
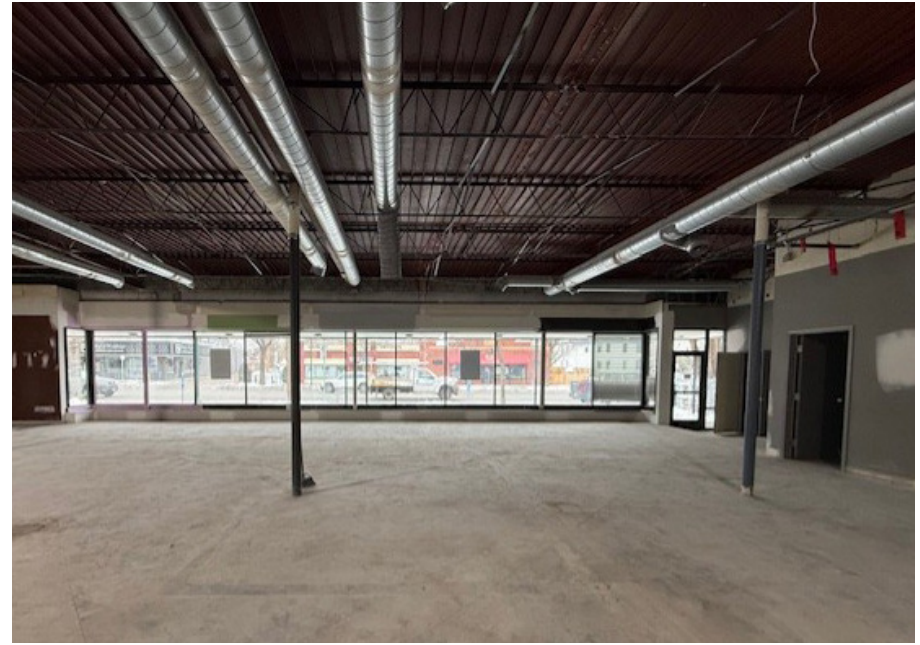


2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	45,735	244,543	513,811
MEDIAN AGE	31.5	34.6	34.2
MEDIAN HH INCOME	\$73,689	\$81,124	\$84,807
AVERAGE HH INCOME	\$103,957	\$118,494	\$123,512

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







SECOND FLOOR OFFICE SPACE

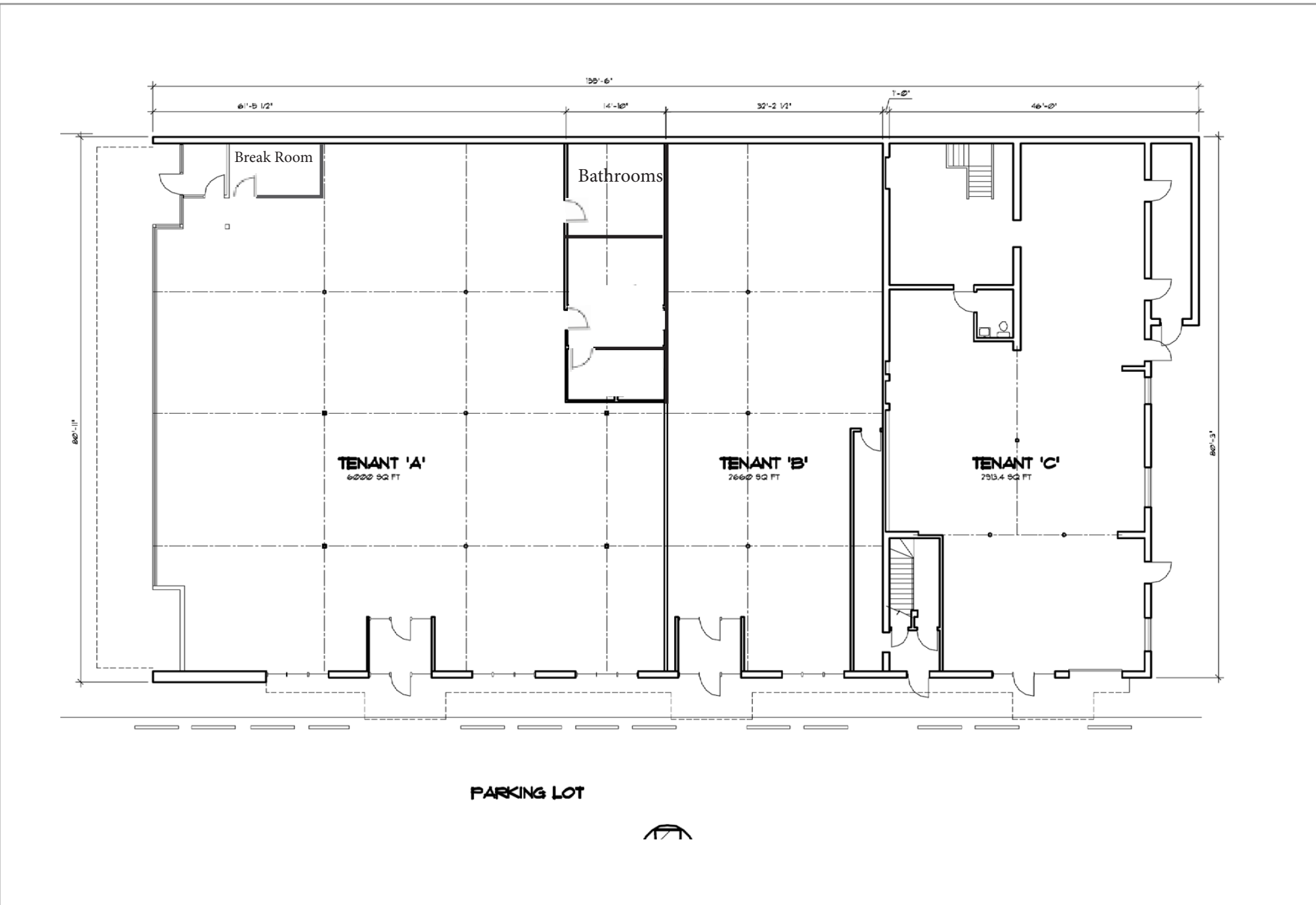
LOCATED 1 BLOCK SOUTH OF LAKE & LYNDALE

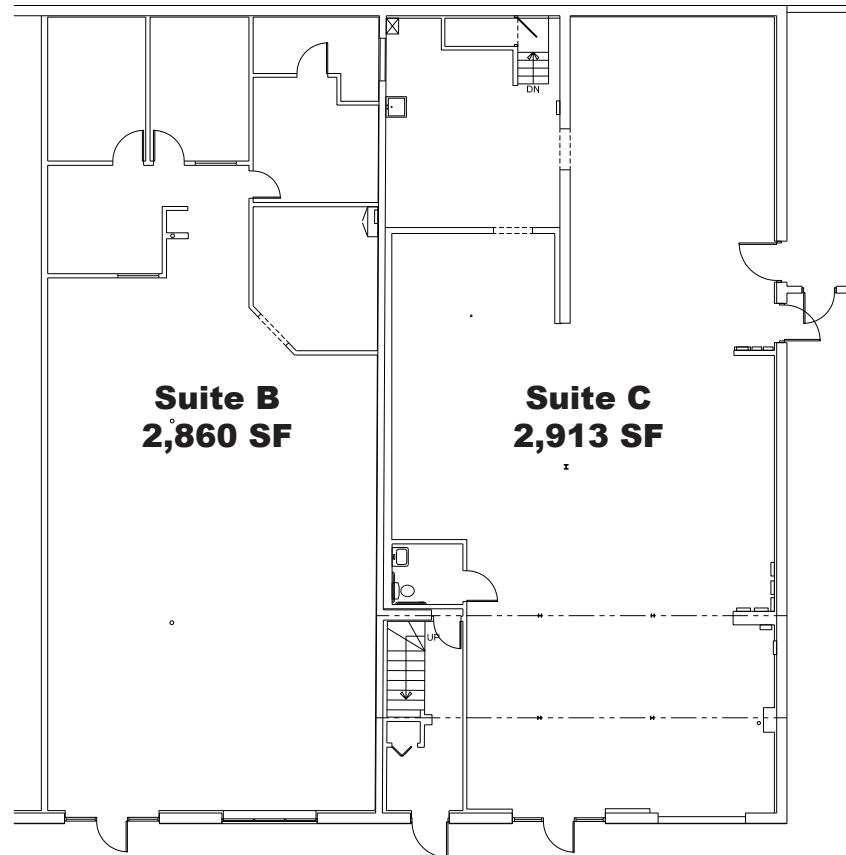


VACANT LAND READY FOR DEVELOPMENT

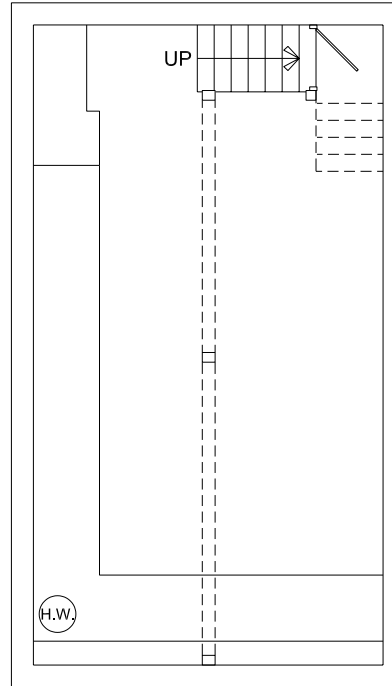
FRESH PAVED & STRIPED PARKING LOT







First Floor As-Built Floor Plan
3034 Lyndale Avenue South, Minneapolis, MN 55408
Date: 12-11-2023 Scale: NTS



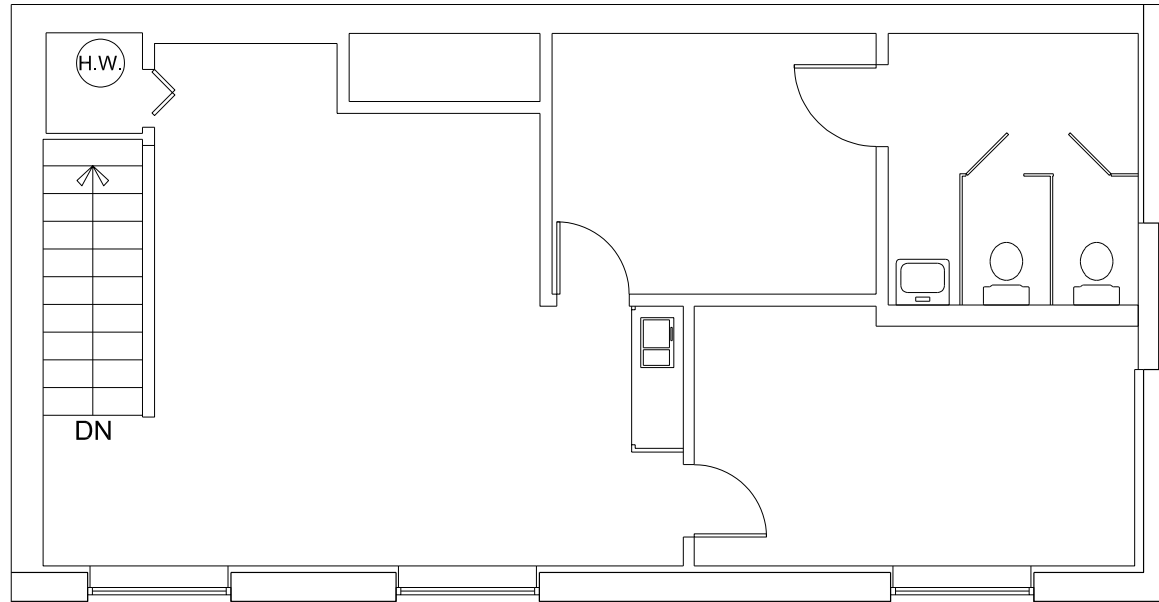
Lower Level As-Built Floor Plan

3034 Lyndale Avenue South, Minneapolis, MN 55408

Date: 12-11-2023

Scale: NTS

461 LOWER LEVEL SF



Second Floor As-Built Floor Plan

3034 Lyndale Avenue South, Minneapolis, MN 55408

Date: 12-11-2023

Scale: NTS

831 SECOND FLOOR SF



Your Logo

For Sale/For Lease
Sam Gerlach
612-465-8529 UPLAND
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UPLAND

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50 South 6th Street
Suite 1418
Minneapolis, MN
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