



**WELLINGTON**  
MANAGEMENT

2220 East Lake Street  
Minneapolis, MN 55407

## 22twenty Retail

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3,459 SF of retail space for lease





## Retail steps from the Blue Line.

Completed in 2015, 22twenty (F.K.A. Lake Street Station) includes 5,780 SF of ground-floor retail space with 64 apartments above. Located between the Lake Street/Midtown light rail stop and the bustling Hi-Lake Shopping Center, 22twenty exemplifies accessible urban life in a thriving commercial corridor.

### HIGHLIGHTS

- Immediately adjacent to Hi-Lake Shopping Center (rebuilt in 2021), including a new Burlington
- Countless walkable food, retail and entertainment options
- Adjacent to the light rail and bus station
- Minutes from Downtown Minneapolis (6-minute drive, 7-minute rail ride)

### Space Available

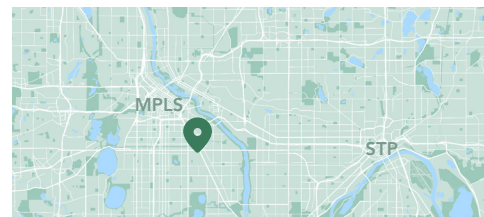
Owner, Developer, Manager, Leasing

5,780 SF retail space; 3,459 SF available

Off-street parking

Built in 2015

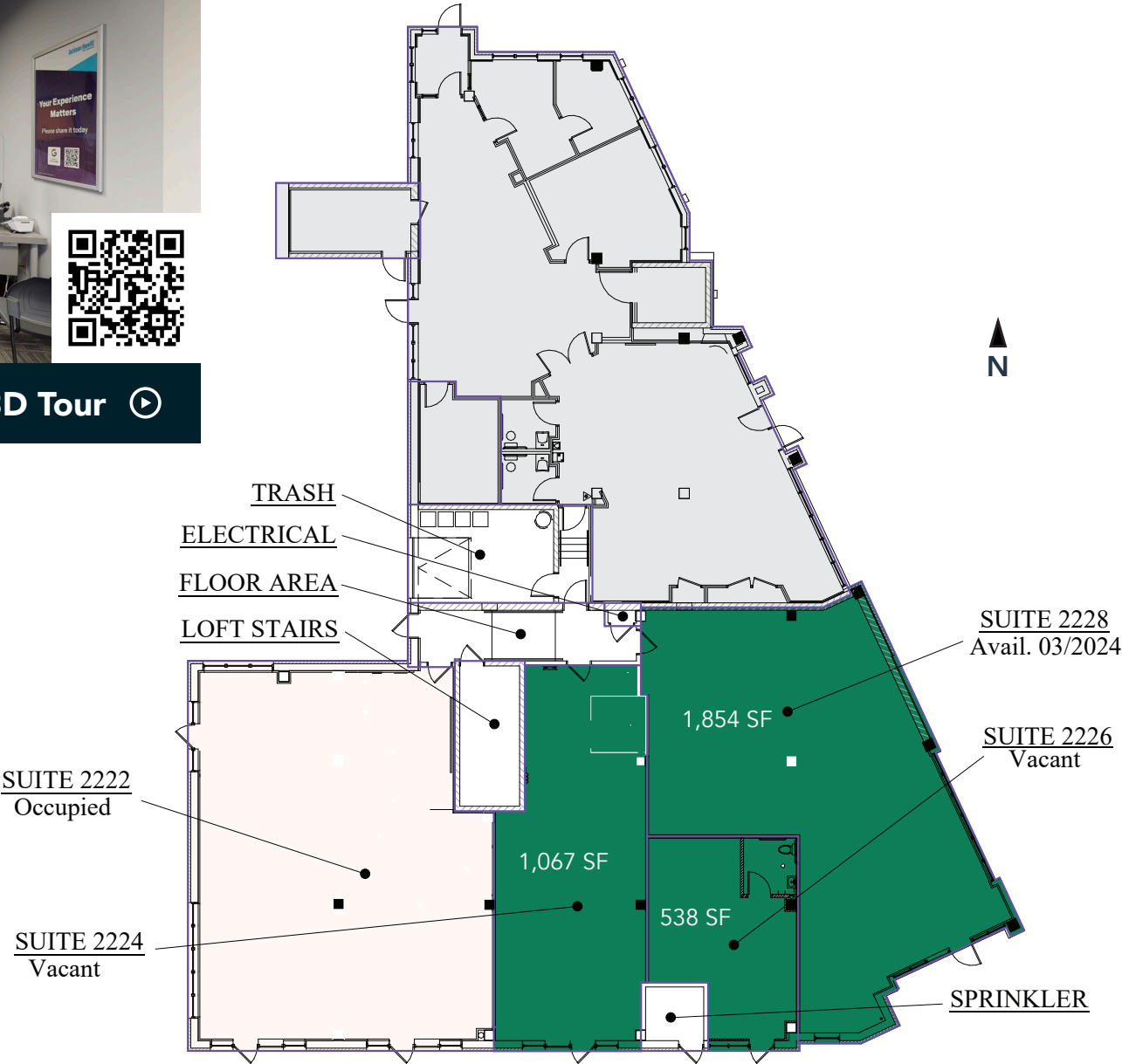
Phillips Neighborhood





# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



# Site Plan





# Neighborhood Context

## Hot Spots

1. 22twenty Retail

2. Lake Street/Midtown LRT station

3. South High School

4. Universal Academy

5. Midtown Greenway

6. Sumo Grill & Buffet
7. Pineda Tacos

8. Albeiter Brewing

9. Moon Palace Books

10. The Hub Bike Co-op

11. East Lake Library

12. Apartments or condos

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	30,748	253,918	494,855
HOUSEHOLDS	11,100	111,370	212,844
AVG. INCOME	\$55,360	\$72,513	\$83,422





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PROPERTY MANAGER  
LEASING AGENT

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**WELLINGTON**  
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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