

# Penn-Lowry Crossing

**18,076 RSF of retail space for lease**

2143-2147 Lowry Avenue North  
3110-3120 Penn Avenue North  
Minneapolis, MN 55411

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**Full Service Grocery Space Available - 18,076 RSF**



**WELLINGTON**  
MANAGEMENT

## Space Available

Owner, Developer, Manager, Leasing

45,800 SF total office & retail space

36,050 total retail; 18,076 SF available

8,655 total office; 0 SF available

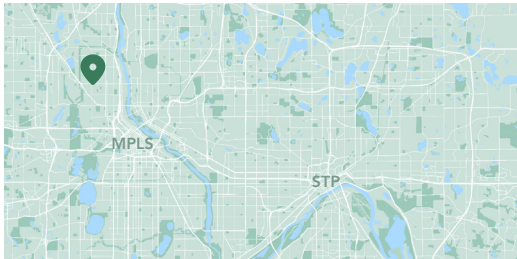
118 surface parking, 2.6 : 1,000 SF

1-story & 2-story buildings

14' clear height

Built in 1965 & 2007

Jordan Neighborhood



## COMMUNITY-SERVING COMMERCIAL SPACE FOR OUR NORTH MINNEAPOLIS NEIGHBORS.

With its brick exterior and stucco accents, Penn Lowry Crossing provides a strong sense of place reminiscent of the neighborhood's earlier days. The mixed-use development marks the center of the community's retail activity at the southeast corner of Penn Avenue North and Lowry Avenue North in Minneapolis and is anchored by Family Dollar. The two-building development is home to several neighborhood "destination" businesses and features well-lit parking, bicycle parking facilities and a paved plaza.

Wellington purchased the original single-story property (built in 1965) and an adjacent outlot in 2006, developed the two-story 3120 building in 2007 and extensively renovated the 3010 building.

## HIGHLIGHTS

- Anchored by Family Dollar
- Extensive landscaping and brick construction with stucco accents
- C-Line bus rapid transit along Penn Avenue provides faster service, improved station areas and enhanced security
- The 3120 building (30,500 SF) was built in 2007; the 3010 building (15,300 SF) was built in 1965 and renovated in 2007
- Secure second-floor space with office build-out and conference rooms
- Adjacent outlot zoned C2, potential for 3,000 to 7,000 SF retail building with drive-thru capabilities

# Available Suites

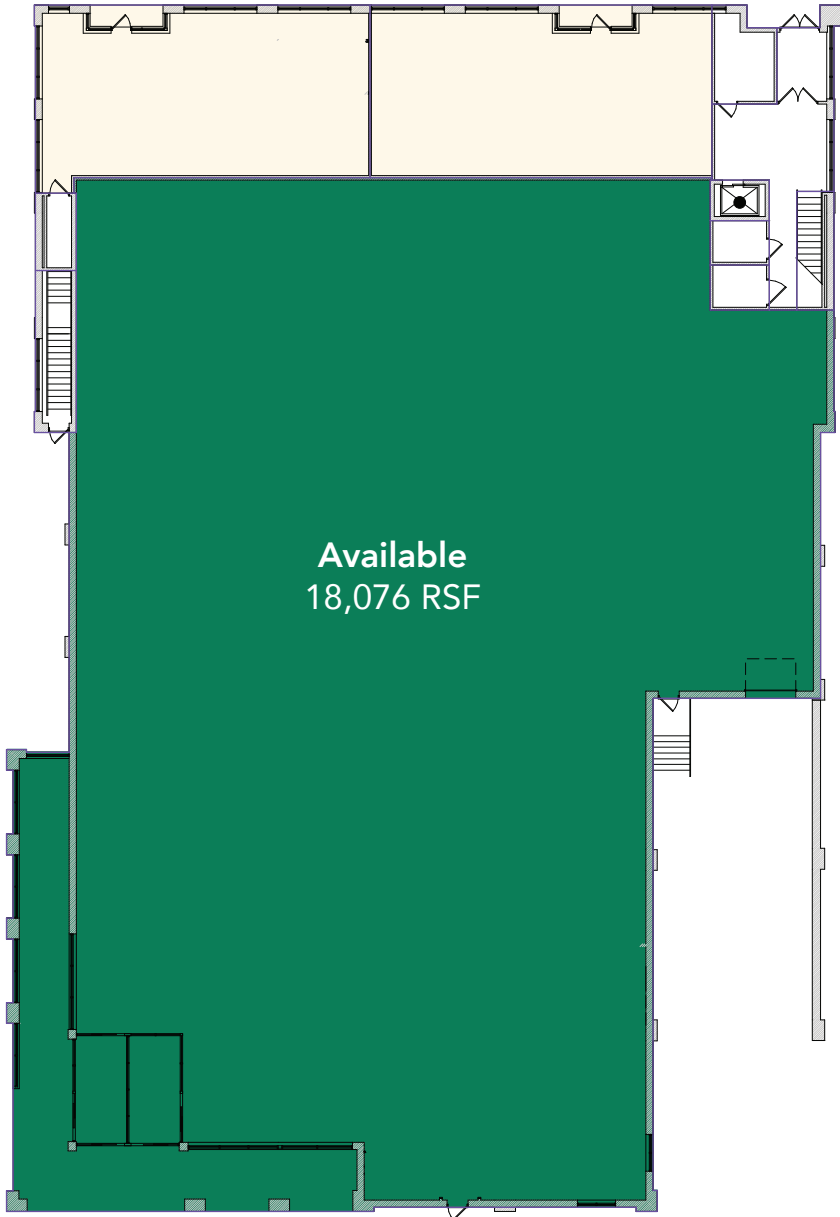


**Suite 3120 - 18,076 SF**

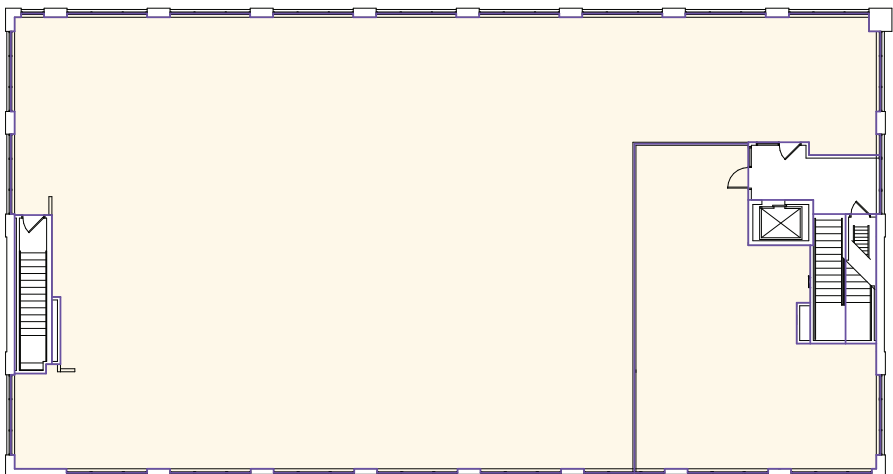
**3D Tour** 

# Floor Plan

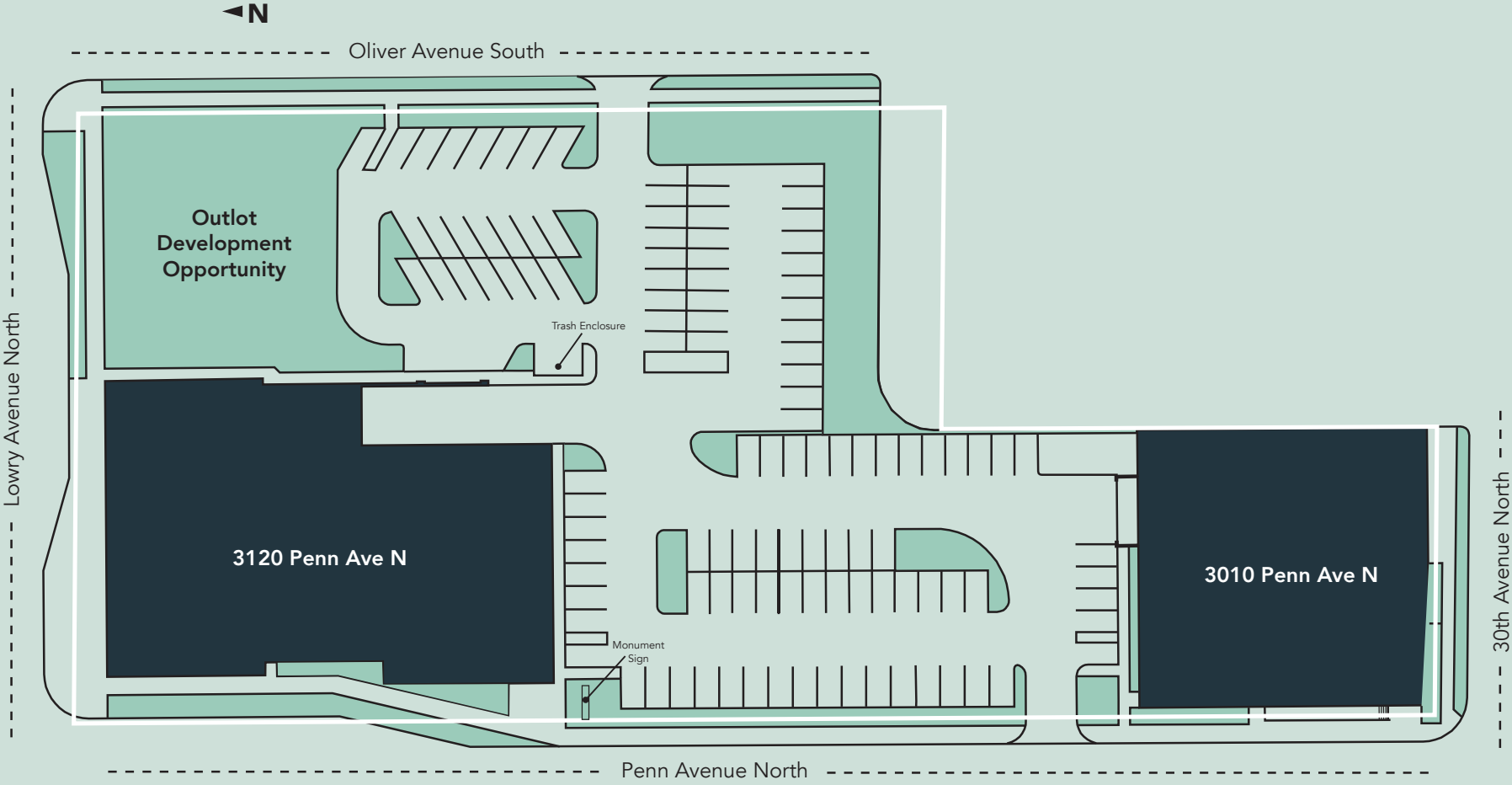
**First Floor**



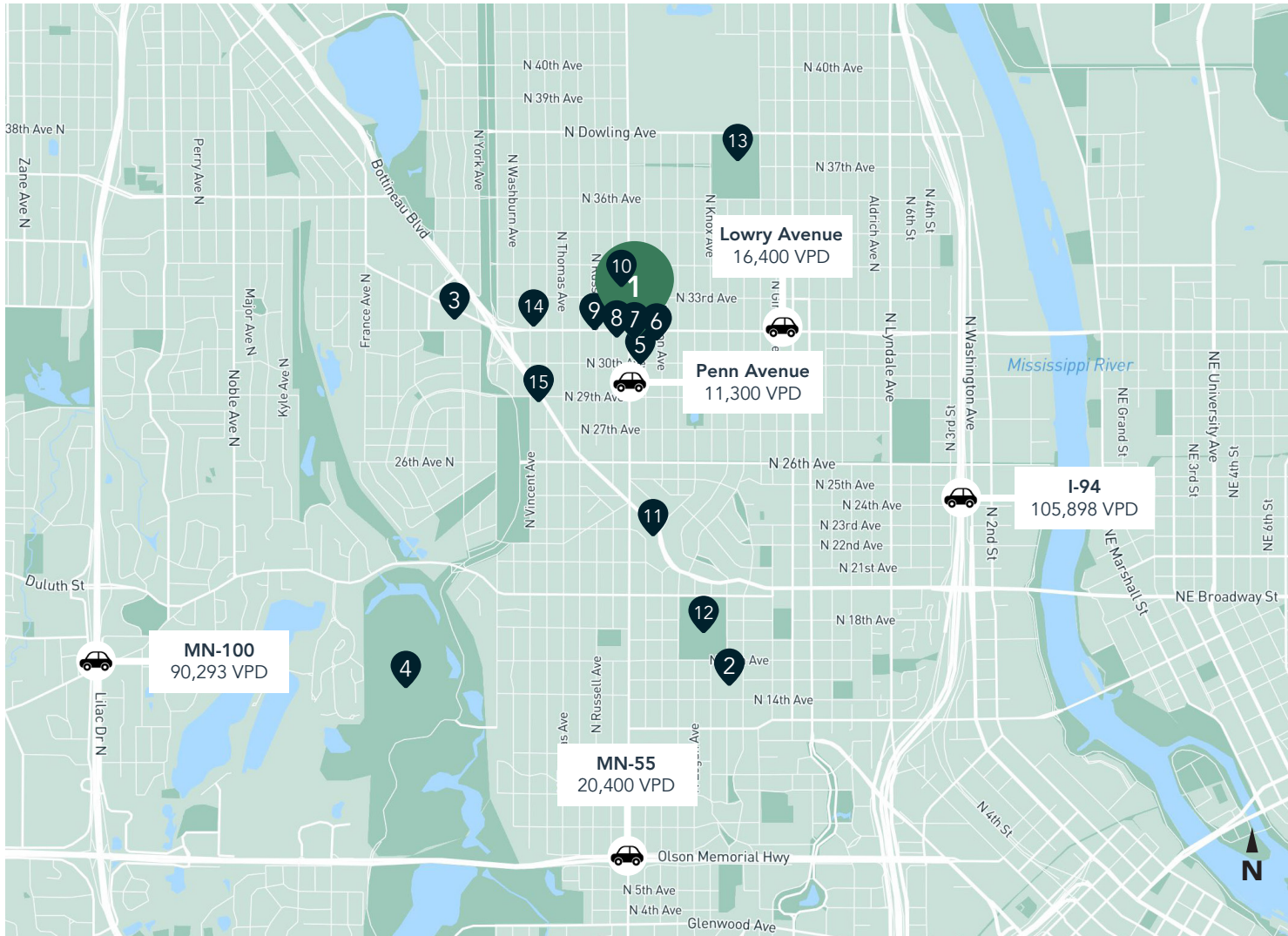
**Second Floor**



# Site Plan



# Jordan Neighborhood



## Demographics

### 1 MILE AWAY

27,271 Population  
9,072 Households  
\$79,357 Avg. Income

### 3 MILES AWAY

141,733 Population  
57,620 Households  
\$98,672 Avg. Income

### 5 MILES AWAY

442,101 Population  
192,765 Households  
\$98,820 Avg. Income

## Hot Spots

- |                                   |                                  |   |                        |
|-----------------------------------|----------------------------------|---|------------------------|
| 1. Penn Lowry Crossing            | 5. Family Dollar                 | 9. U.S. Postal Service                            | 12. North Commons Park |
| 2. North Community High School    | 6. Nonviolent Peaceforce         | 10. Lucy Laney at Cleveland Park Community School | 13. Folwell Park       |
| 3. North Memorial Health Hospital | 7. Jordan Area Community Council | 11. Capri Theater                                 | 14. Tootsies On Lowry  |
| 4. Theodore Wirth Regional Park   | 8. The Lowry Cafe                |   | 15. Pair of Dice Pizza |

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PROPERTY MANAGER  
LEASING AGENT

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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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