

Penn-Lowry Crossing Outlot

0.27 acres for sale

Penn & Lowry Avenues
Minneapolis, MN 55411

Greg Croucher
651-999-5515
gcroucher@wellingtonmgt.com



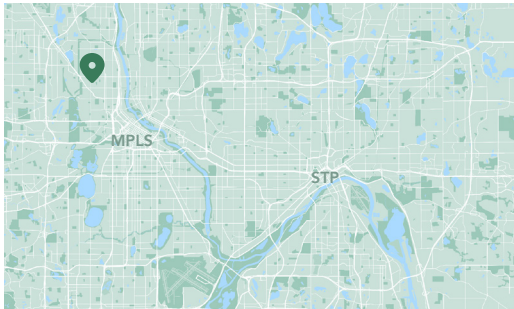
Space Available

Owner, Manager, Leasing

0.27 acres

Zoned C2

Jordan Neighborhood



COMMUNITY-SERVING COMMERCIAL SPACE FOR OUR NORTH MINNEAPOLIS NEIGHBORS.

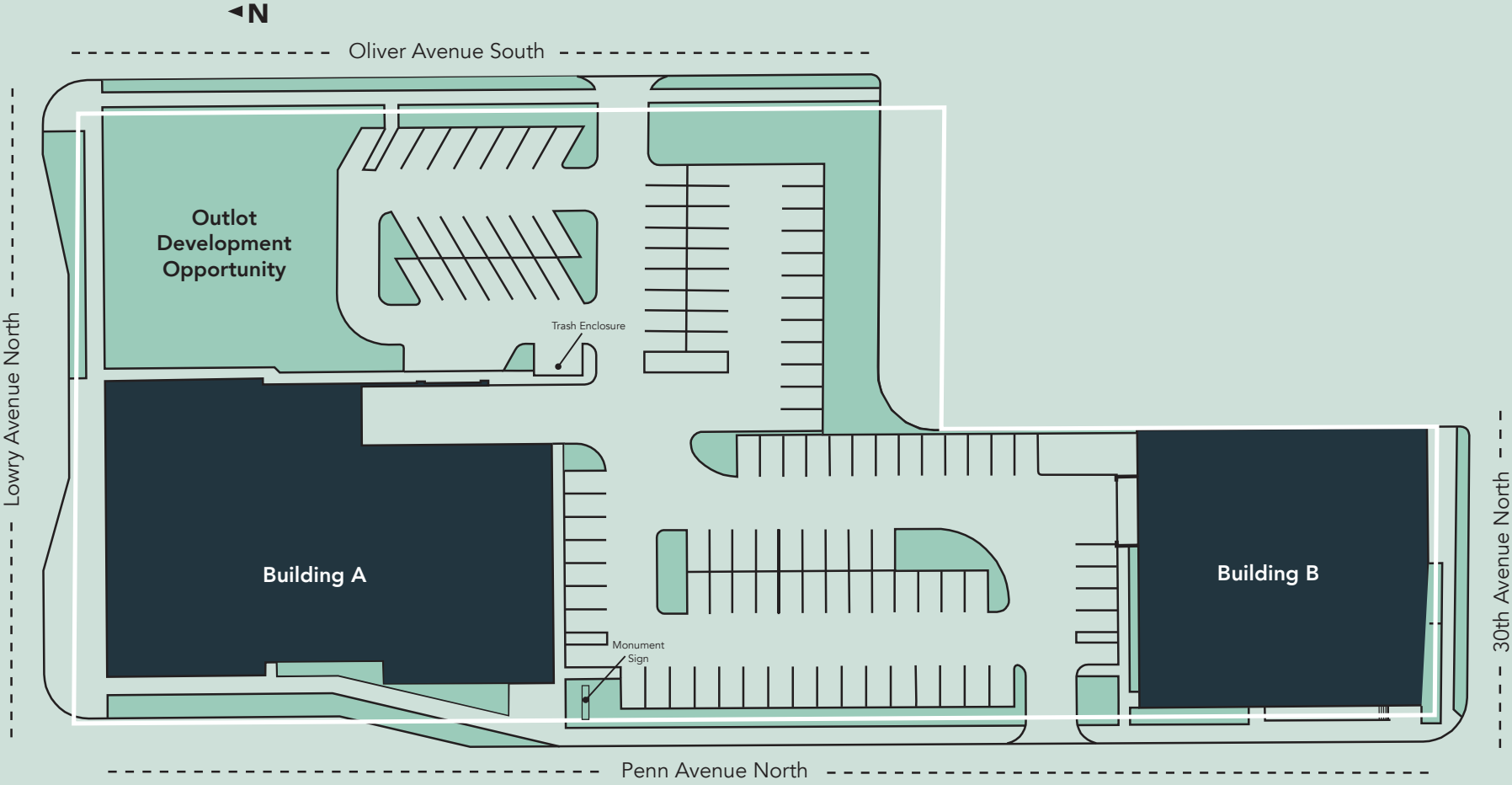
With its brick exterior and stucco accents, Penn Lowry Crossing provides a strong sense of place reminiscent of the neighborhood's earlier days. The mixed-use development marks the center of the community's retail activity at the southeast corner of Penn Avenue North and Lowry Avenue North in Minneapolis and is anchored by Aldi and 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.

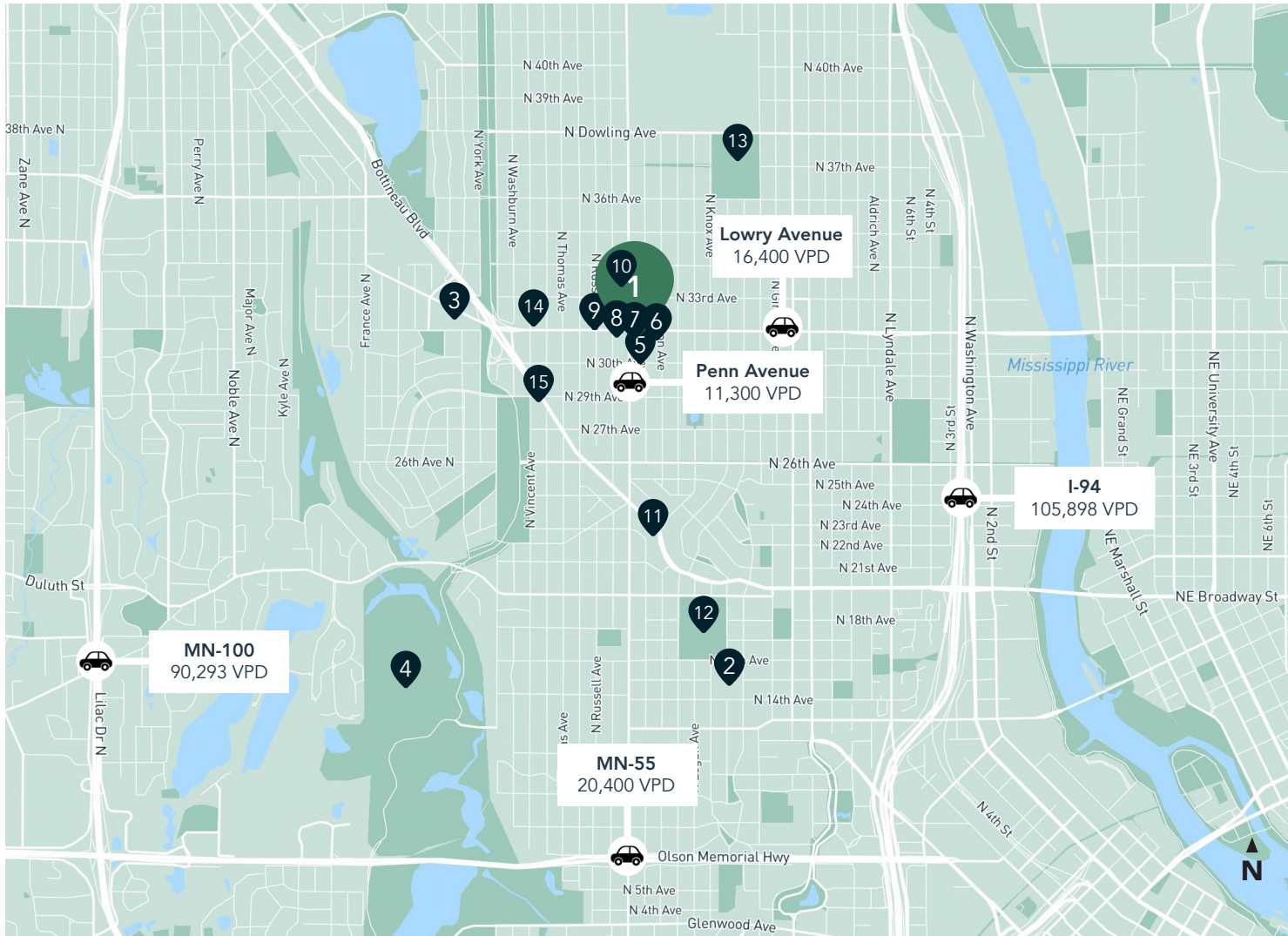
HIGHLIGHTS

- 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
- Adjacent outlot zoned C2, potential for 3,000 to 7,000 SF retail building

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. Aldi | 10. Lucy Laney at Cleveland Park Community School | 13. Folwell Park |
| 3. North Memorial Health Hospital | 7. Subway | 11. Capri Theater | 14. Tootsies On Lowry |
| 4. Theodore Wirth Regional Park | 8. The Lowry Cafe | | 15. Pair of Dice Pizza |

Penn-Lowry Crossing Outlot

Penn & Lowry Avenues
Minneapolis, MN 55411



PROPERTY MANAGER
LEASING AGENT

Greg Croucher

651-999-5515
gcroucher@wellingtonmgt.com



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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

Wellington Management © 2021 All rights reserved.