

Minnehaha Crossing

2913-2931 27th Avenue South
Minneapolis, MN 55406

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WELLINGTON
MANAGEMENT

Fully Occupied

Owner, Developer, Manager, Leasing

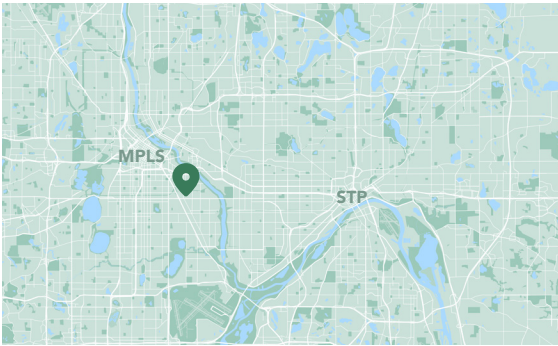
95,000 SF total; 0 SF available

Surface parking, 4 : 1,000 SF

Single-story retail, two-story school

Built in 2017 & 2018

Longfellow Neighborhood



HIGHLIGHTS

- Aldi-anchored retail center
- Adjacent to Target and Cub Foods
- Prime visibility from Highway 55
- Densely populated location (266,388 people within three miles)
- Highly transit-oriented, walkable to Metro Transit Blue Line stop
- A block from the Midtown Greenway bike trail



A defining urban, mixed-use center of energy in Longfellow.

Acquired by Wellington in 2016, the 5.8-acre former Rainbow Foods property is just a block from one of the busiest intersections in the region at Lake Street and Hiawatha Avenue. The site benefits from a strong visual connection to the Lake Street/Midtown Station on the Blue Line light rail, which carries over 10 million passengers each year. Robust retail traffic from adjacent retailers Target and Cub Foods draws customers from a broad trade area. The property is one of only eight major retail centers in Minneapolis.

Wellington completed Stage 1 of the redevelopment in 2017 with the completion of K-8 charter school Universal Academy (55,000 SF). Stage 2 of the redevelopment included small shop retail (~11,000 SF) and a grocery store (~24,000 SF). Aldi moved into the space in November 2018. As of 2021, the adjacent parking lot is home to the highly anticipated 189-unit Everlake apartment community.

Minnehaha Crossing serves as a continuation of Wellington's dedication to the revitalization and growth of the Lake and Hiawatha corridors. This commitment began more than a decade ago with projects like Corridor Flats, 22-Twenty (F.K.A. Lake Street Station), Blue Line Flats, Greenway Office Building and longtime community anchor Hi-Lake Shopping Center.

Site Plan



The Neighborhood

Hot Spots

1. Minnehaha Crossing

2. Lake Street/Midtown LRT station

3. South High School

4. Universal Academy
5. Midtown Greenway

6. Quruxley Restaurant

7. Schooner Tavern

8. Albeiter Brewing
9. Moon Palace Books

10. The Hub Bike Co-op

11. East Lake Library

12. Multifamily housing

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	30,748	266,388	513,898
HOUSEHOLDS	11,146	120,497	228,549
AVG. INCOME	\$98,273	\$113,474	\$127,842



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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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