

Penn-Lowry Crossing

18,583 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



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

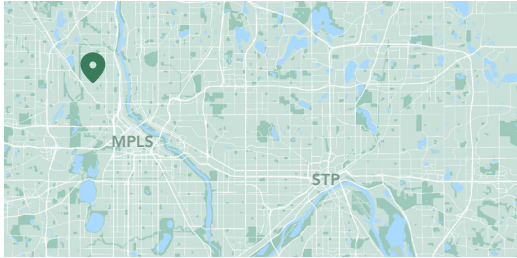
118 surface parking, 2.6 : 1,000 SF

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

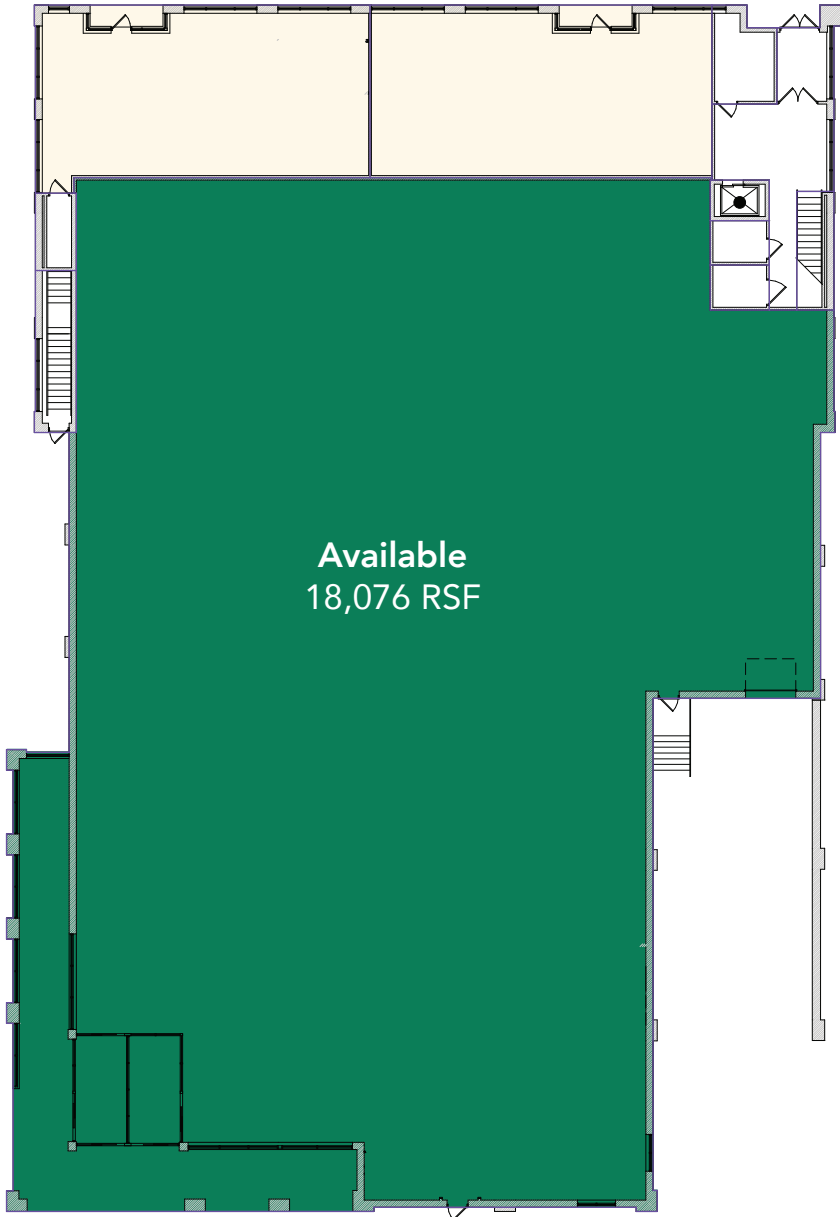


Suite 3120 - 18,076 SF

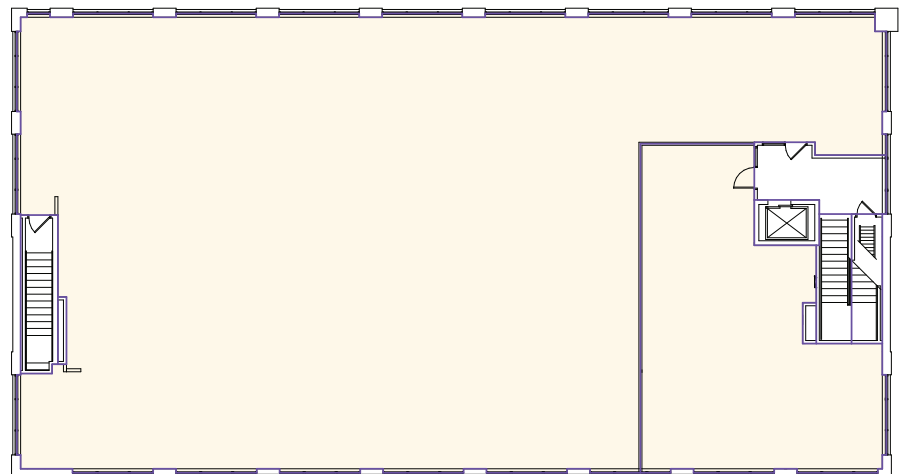
3D Tour 

Floor Plan

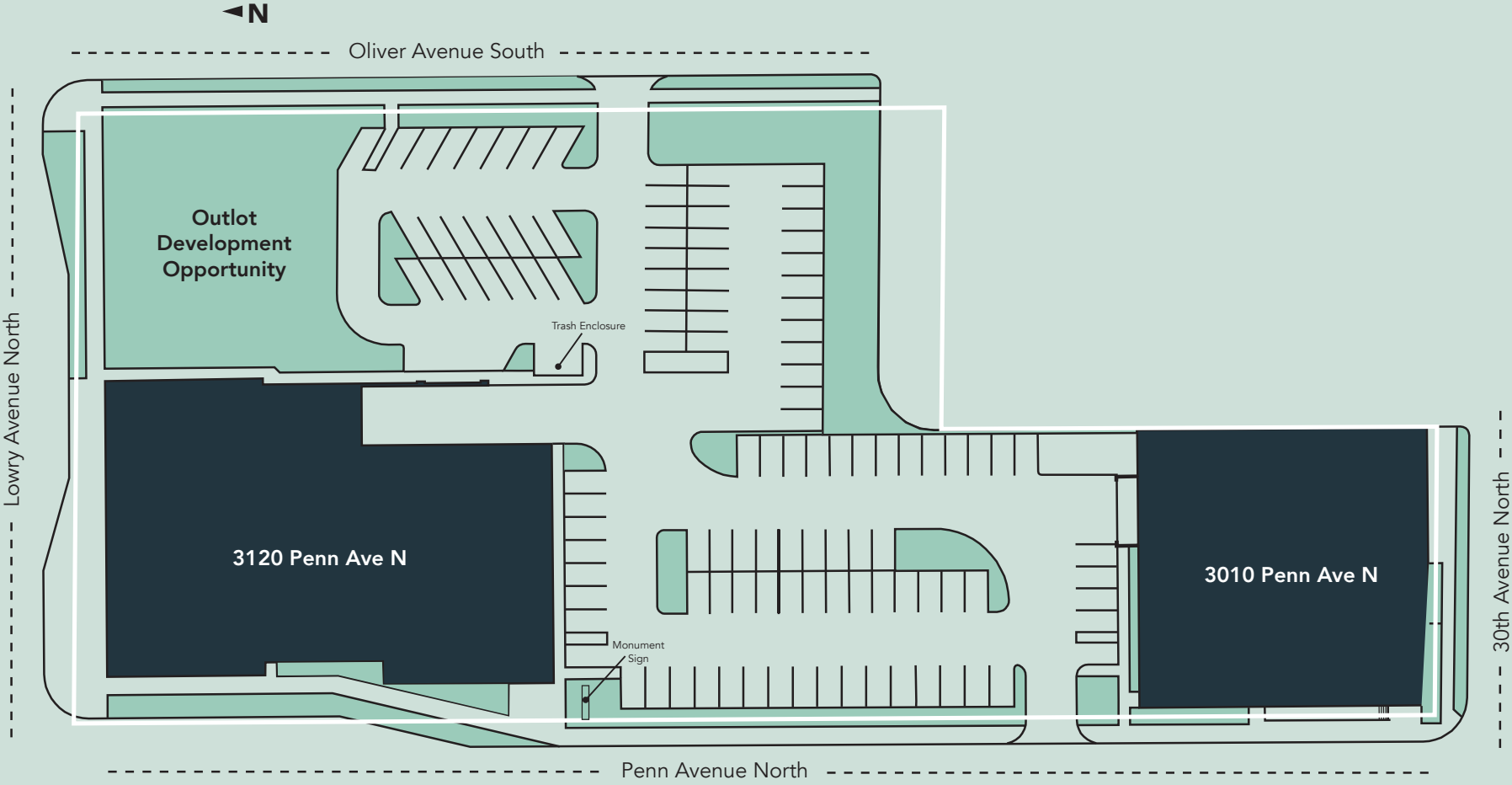
First Floor



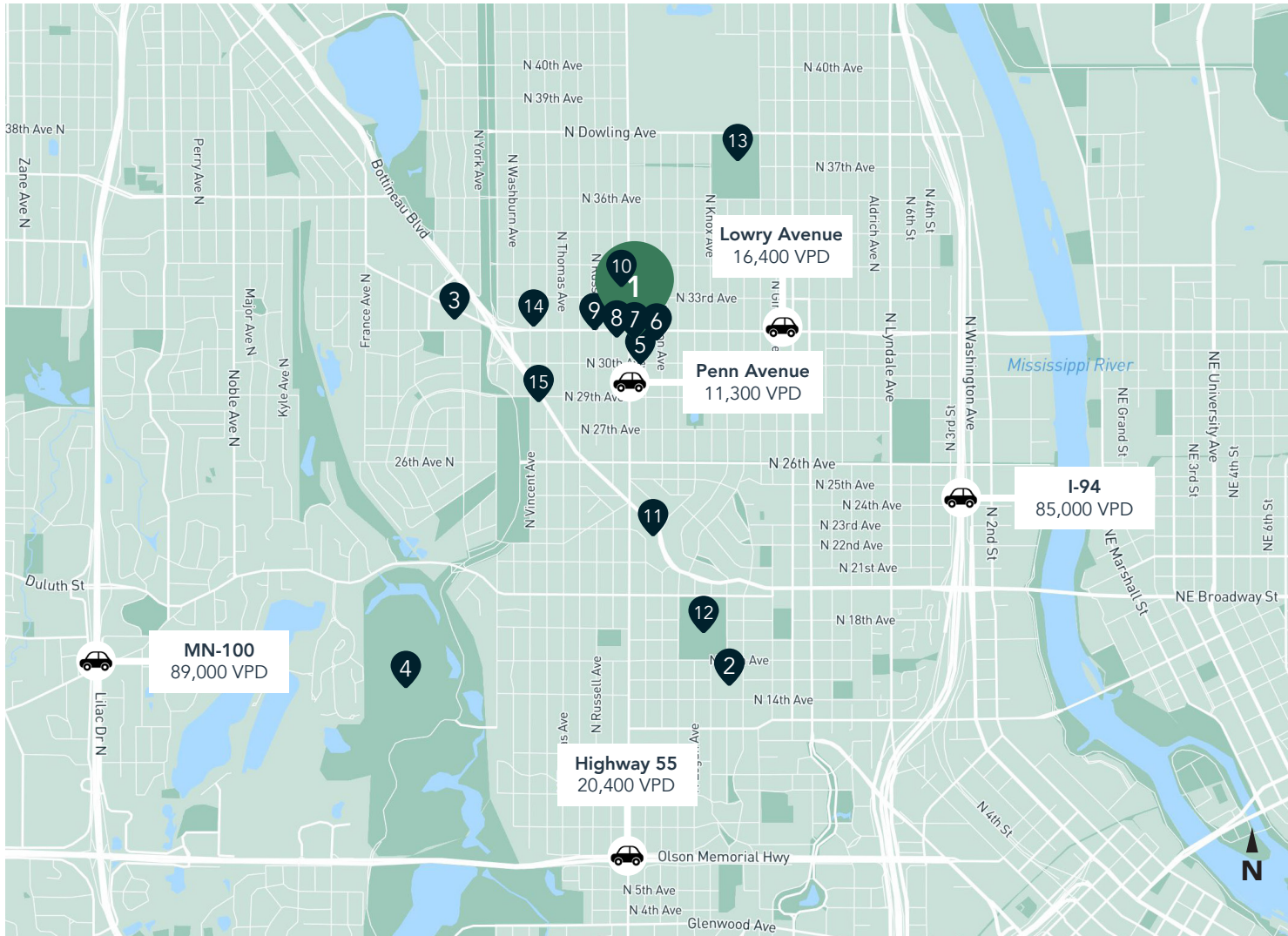
Second Floor



Site Plan



Jordan Neighborhood



Demographics

1 MILE AWAY

27,330 Population
8,870 Households
\$55,772 Avg. Income

3 MILES AWAY

136,589 Population
54,336 Households
\$73,155 Avg. Income

5 MILES AWAY

417,262 Population
177,825 Households
\$73,059 Avg. Income

Hot Spots

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

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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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