

FOR SALE/
LEASE



LATITUDE | 365
COMMERCIAL REAL ESTATE ADVISORS



3541 Lyndale Ave S

Minneapolis, MN 55408

Mechelle
Holland

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MN #40883506

Property Summary

FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- Currently operating as a chiropractic office
- Existing professional/medical office buildout
- Excellent visibility along Lyndale Avenue
- Flexible layout suitable for a variety of commercial uses
- Strong surrounding residential and commercial density
- Convenient access to Uptown, LynLake, and South Minneapolis
- Ideal for owner-users, investors, or repositioning
- Available for sale or lease

OFFERING SUMMARY

Sale Price:	\$950,000
Base Lease Rate:	\$15 SF (NNN)
Available SF:	5,762 SF
Lot Size:	0.13 Acres
Building Size:	5,762 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,794	5,374	16,919
Total Population	3,085	9,659	33,507
Average HH Income	\$99,752	\$105,336	\$107,096

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Property Description

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PROPERTY DESCRIPTION

3541 Lyndale Avenue S presents an excellent opportunity to acquire a well-positioned commercial property in the heart of South Minneapolis. Currently operating as a chiropractic office, the property offers an existing professional/medical office buildout with the flexibility to accommodate a variety of office, wellness, retail, or service-oriented uses.

Located along the highly visible Lyndale Avenue corridor, the property benefits from strong surrounding residential density, established neighborhood businesses, restaurants, retail, and convenient access to Uptown, LynLake, and surrounding Minneapolis neighborhoods.

The existing layout provides an attractive opportunity for another chiropractic, medical, wellness, or professional office user seeking a space that may require minimal modification, while the property's location and flexibility also make it compelling for investors or buyers looking to reposition the asset.

LOCATION DESCRIPTION

Prime South Minneapolis location in the vibrant LynLake district, near Uptown Minneapolis and close to notable area destinations such as the Walker Art Center and Lake Bde Maka Ska.

PARKING DESCRIPTION

On Street Parking; small lot in rear with 6 spaces



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Additional Photos

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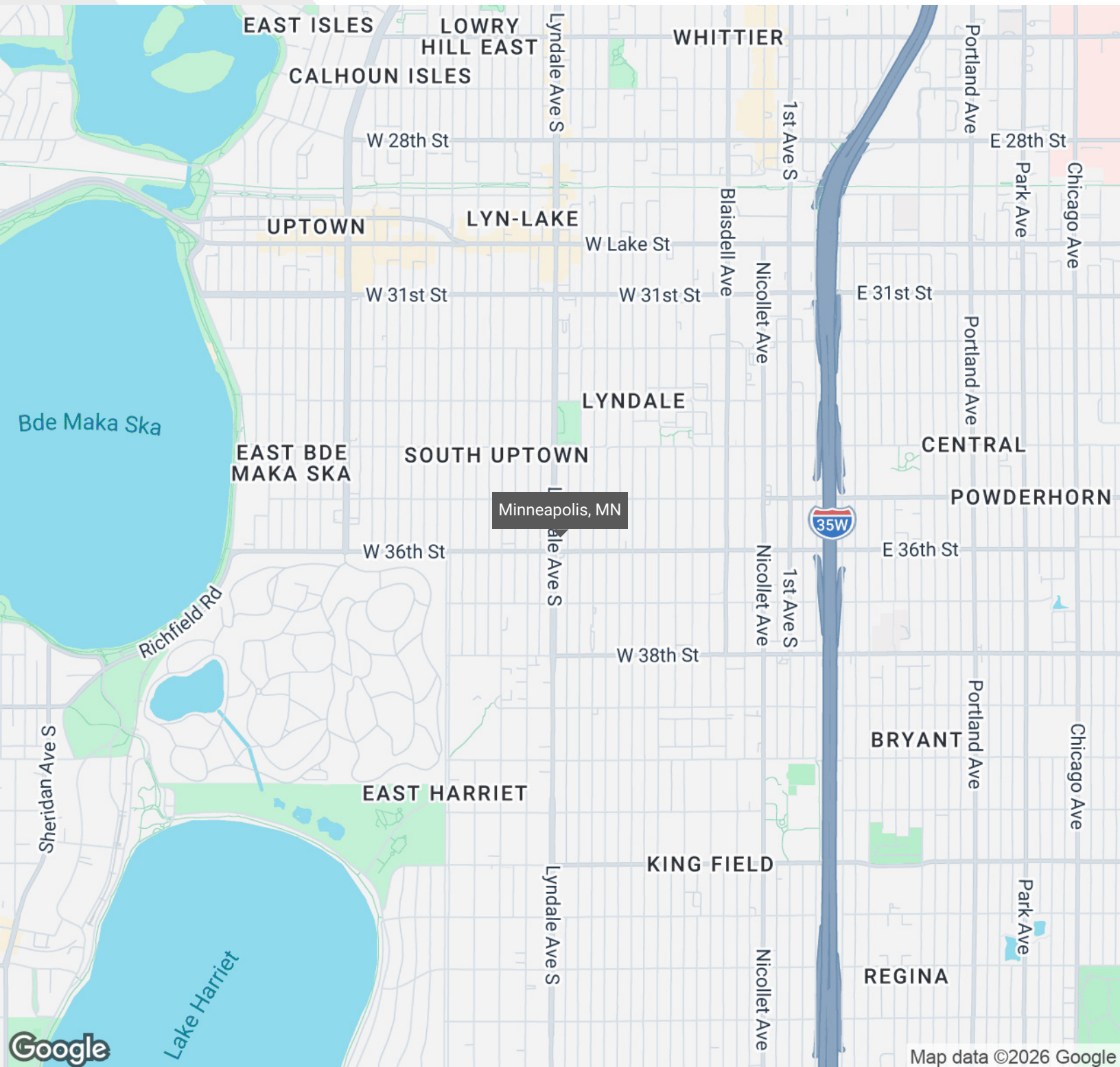
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Regional Map

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Financial Summary

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FOR SALE OVERVIEW

Price	\$950,000
Price per SF	\$165

FOR LEASE OVERVIEW

Base Rent	\$15/SF
Taxes	\$3.72/SF
Service Type	NNN
CAM	TBD



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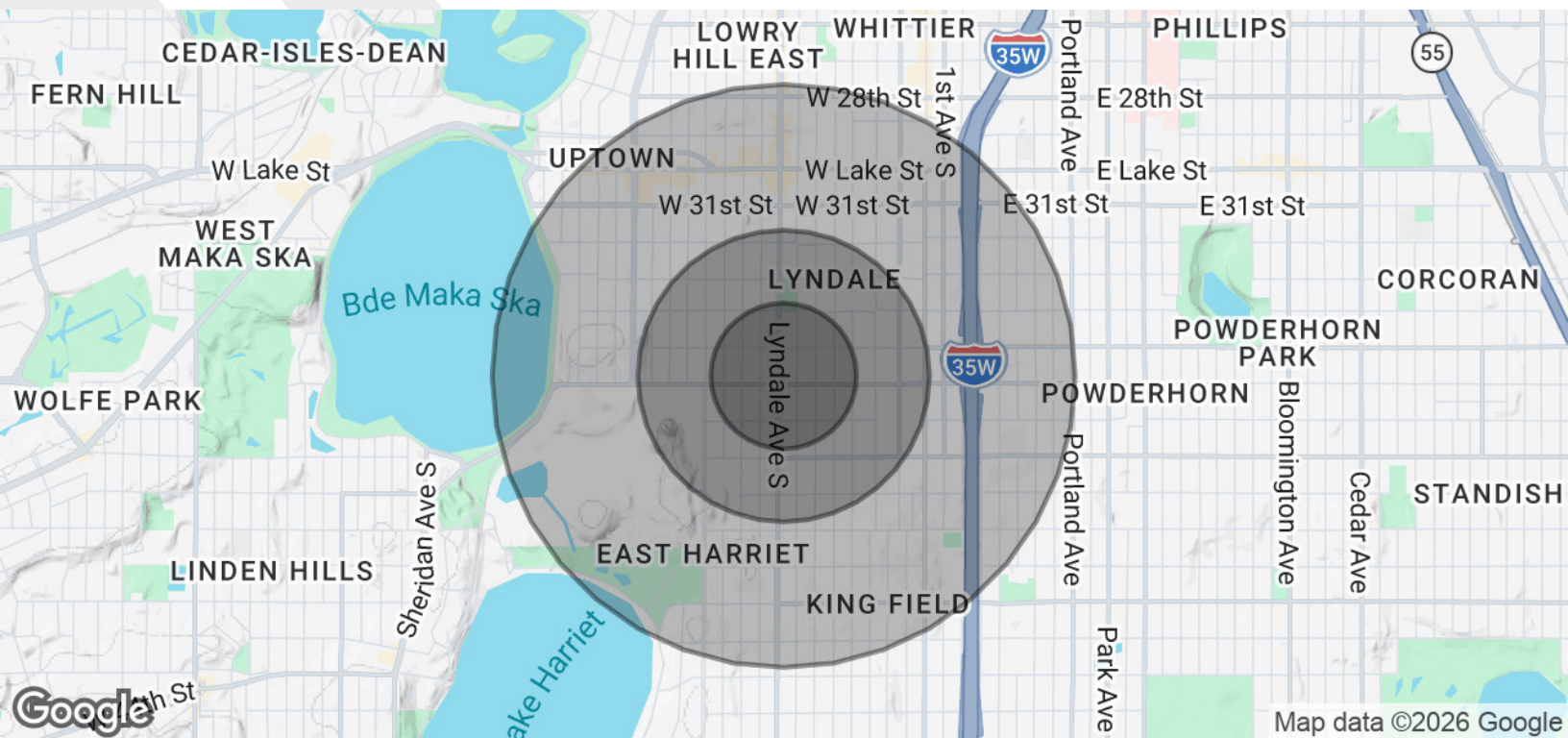
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,085	9,659	33,507
Average Age	38.5	35.9	32.3
Average Age (Male)	42.8	40.2	33.9
Average Age (Female)	35.2	33.5	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,794	5,374	16,919
# of Persons per HH	1.7	1.8	2
Average HH Income	\$99,752	\$105,336	\$107,096
Average House Value	\$355,534	\$372,078	\$406,101

2023 American Community Survey (ACS)

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