

Former Pizza Hut Restaurant Space for Lease

Prime corner location at Snelling Avenue and Larpenteur Avenue in Falcon Heights, Minnesota

Excellent opportunity to lease a former Pizza Hut restaurant space at the high-visibility corner of Snelling Avenue and Larpenteur Avenue in Falcon Heights. This established restaurant location offers strong exposure, convenient access, and excellent potential for food service, quick-service restaurant, café, catering, commissary, or other retail concepts.

Property Highlights

- Former restaurant space with existing food-service infrastructure
- Two operational vent systems already in place
- Walk-in cooler and walk-in freezer in place and operational
- Kitchen area remodeled within the past few years to meet health and food-service standards
- In-person seating area for dine-in customers
- Strong walk-in business potential at a prominent corner location
- Located within a dense trade area of more than 170,000 households within 5 miles
- Average household income within the surrounding area is approximately \$100,000

Location Advantage

Situated at one of Falcon Heights' key commercial corridors, this site benefits from visibility along both Snelling Avenue and Larpenteur Avenue. The City of Falcon Heights has identified the Snelling and Larpenteur corridors as important areas for future business needs, redevelopment, and reinvestment, reinforcing the long-term strength of this location.

Ideal Uses

This turnkey restaurant opportunity is well suited for restaurant operators seeking an existing commercial kitchen, ventilation, cold storage, and seating infrastructure. The space may also accommodate takeout, delivery, catering, ghost kitchen, bakery, coffee shop, or neighborhood retail concepts, subject to applicable approvals.

