

LOWA

FORTY SIX

RETAIL **FOR LEASE**

SEC 46th Street E & Snelling Ave | Minneapolis, MN 55406



TRANSWESTERN

REAL ESTATE
SERVICES



FOR MORE INFO CONTACT:

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SITE INFORMATION

LOWA
FORTY SIX



LOCATION

4621 Snelling Ave
Minneapolis, MN 55406



SPACE AVAILABLE

3,315 sf (divisible) - adjacent to Cub Foods
Restaurant Pad - Ground Lease or B-T-S



EST. CAM & TAX (2023)

CAM: \$2.88 psf
Insurance: \$0.17 psf
RE Tax: \$4.83 psf
Total: \$7.88 psf



LONGFELLOW NEIGHBORHOOD TENANTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,761	150,833	458,858
Avg HH Income	\$112,801	\$117,722	\$106,882

* Sources: ESRI 2022 est & MN Dept of Transportation 2020 Study avgs are per day total cars



TRAFFIC COUNTS

20,773 vpd Hiawatha Avenue
13,200 vpd E 46th Street



BLUE LINE

32,973 average weekday rides (2019)
Connects: MSP International Airport, Mall of America,
Downtown Minneapolis, Target Field, US Bank Stadium



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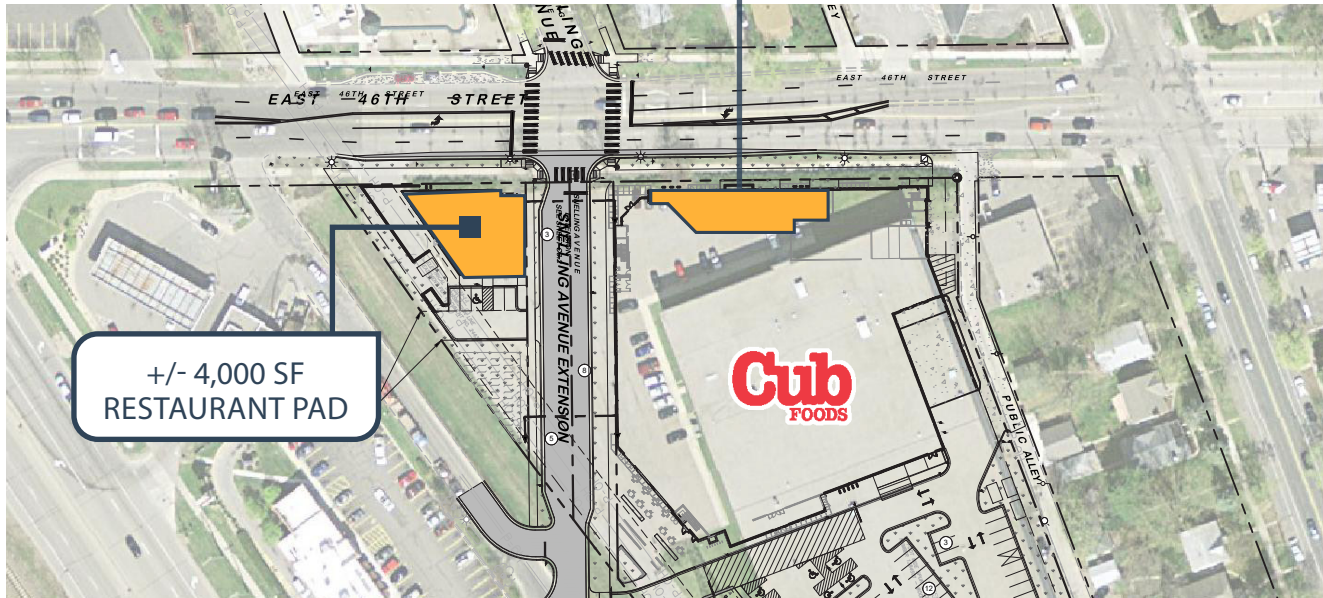
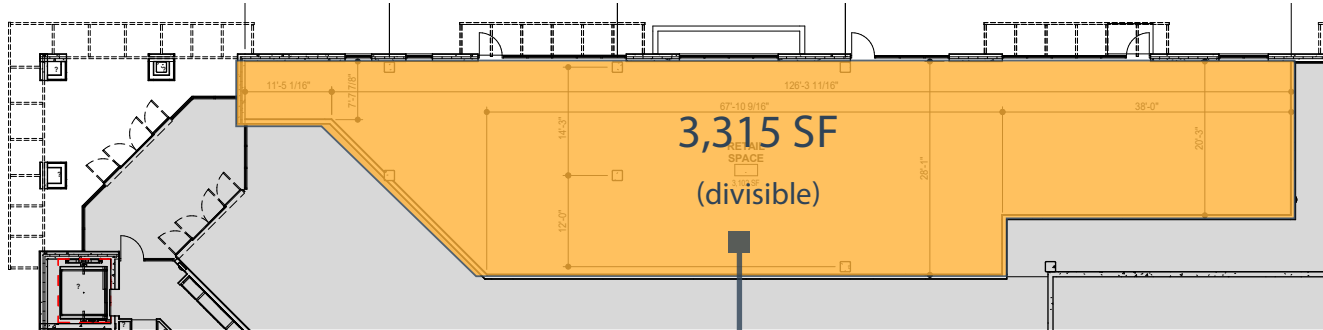


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SITE PLAN



LOWA

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HIGHLIGHTS

Cub Foods anchored

148 apartments

Adjacent to the Blue Line Light Rail stop

170+ parking stalls

Near Minnehaha Falls

1,000+ multi-family units recently added near this intersection

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