

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 (2021)

CAM/Ins: \$2.90 psf
Insurance: \$0.14 psf
RE Tax: \$4.53 psf
Total: \$7.57 psf



LONGFELLOW NEIGHBORHOOD TENANTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,719	151,428	445,958
Avg HH Income	\$99,424	\$104,381	\$93,596

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

17,400 vpd Hiawatha Avenue
13,300 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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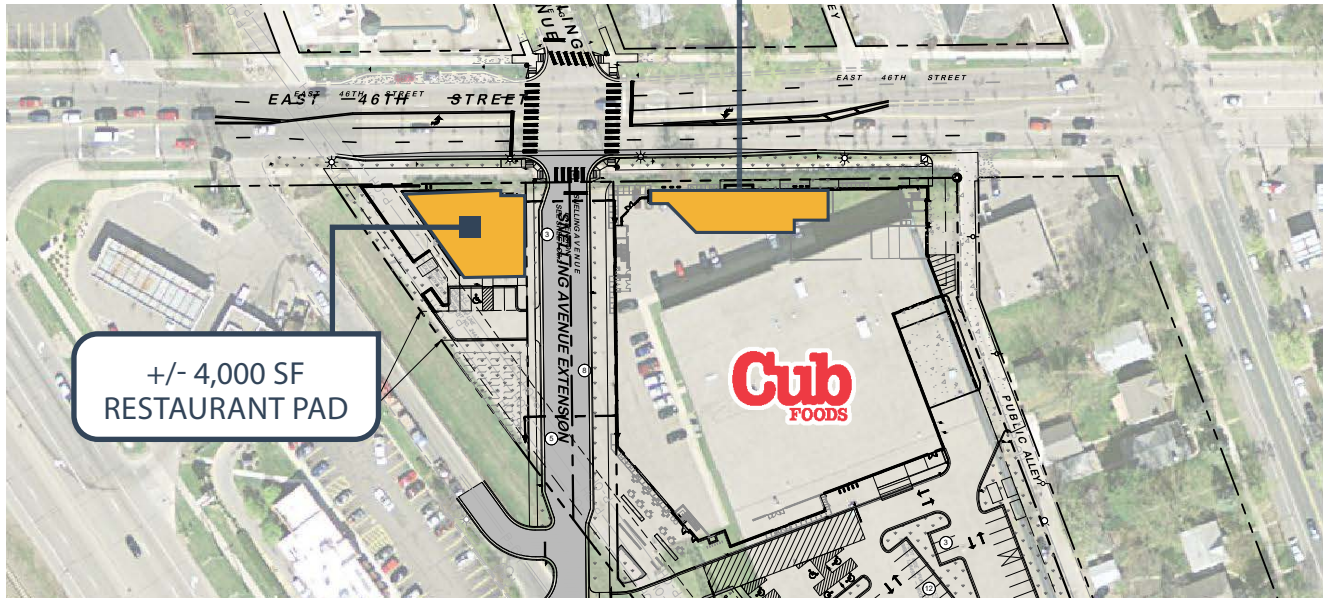
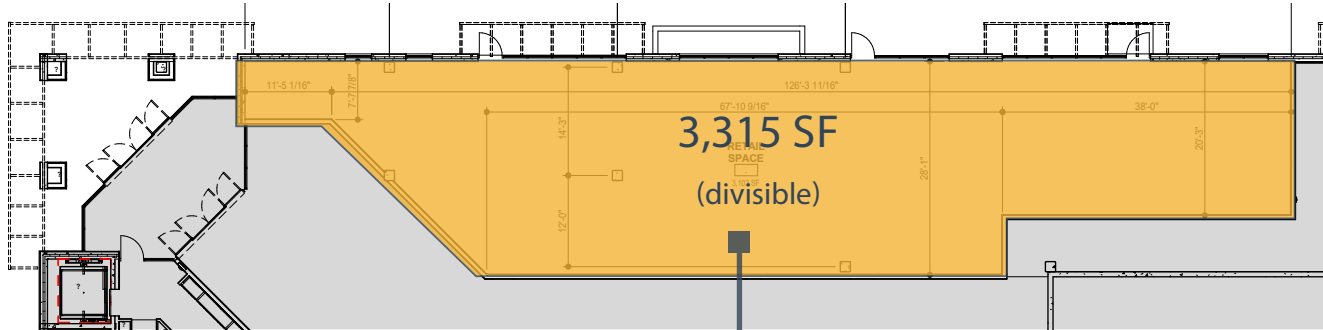


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SITE PLAN



LOWA

FORTY SIX



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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E 45TH ST

LOWA

FORTY SIX

MINNEHAHA AVE

E 46TH ST

HIAWATHA AVE
17,400 VPD

13,300 VPD



Cub
FOODS

LOWA 46



SUBWAY

PHASE II
Planned
144 Units

PET
SUPPLIES
PLUS



MINNEHAHA
REGIONAL PARK

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