

RETAIL FOR LEASE

HIAWATHA 46



4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406

PROPOSED NEW
FACADE

Redefining Real Estate

www.AtlasCRE.com

RETAIL FOR LEASE

HIAWATHA 46

4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406



PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE	Suite 4701:	1,100 SF
LEASE RATE	Negotiable	
2025 CAM/TAX	CAM	\$ 3.53 PSF
	Insurance	\$ 0.41 PSF
	Taxes	\$ 5.43 PSF
	Total	\$ 9.37 PSF
HIGHLIGHTS	◆ Near downtown/airport/MOA ◆ Easy access to public transportation ◆ Professional management ◆ 1,000+ new multi-family units adjacent	



⇒ TRAFFIC COUNTS

HIAWATHA AVE (HIGHWAY 55) :	20,773 VPD
E 46TH STREET:	13,400 VPD

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	18,305	144,717	448,042
AVG. HH INCOME	\$110,148	\$119,642	\$108,699
DAYTIME POPULATION	11,632	113,613	551,526

* Source— ESRI 2023

Redefining Real Estate

www.AtlasCRE.com

NICOLE BISKEY
DIRECT 651-792-6012
Nicole@AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com

RETAIL FOR LEASE

HIAWATHA 46

4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406



SITE PLAN

POTENTIAL
PATIO AREA

SUITE
#4700
1,100 SF

Dreamers
Vault

THAI
CRYSTAL
GARDEN

PET
SPA

ANYTIME
FITNESS

POINTCARE MEDICAL CENTER

CARERRA
CLEANERS

ALTERATIONS



USA TOBACCO



RISE N SHINE
CHILD CARE

PET SUPPLIES PLUS

E. MINNEHAHA PKWY 1,250 VPD



HIAWATHA AVENUE

20,773 VPD

Redefining Real Estate

www.AtlasCRE.com

NICOLE BISKEY
DIRECT 651-792-6012
Nicole@AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com

RETAIL FOR LEASE

HIAWATHA 46

4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406

ATLAS
COMMERCIAL

AERIAL

HIAWATHA 46

PET SUPPLIES PLUS **SUBWAY**

Domino's **ANYTIME FITNESS**

Pointcare Medical Center **Dreamers VAULT**

Walgreens snap fitness 24/7
E. 46TH STREET 13,400 VPD

Holiday

LOWA46
146 units built

WAKPADA
126 units built 2022

Hiawatha 46
20,773 VPD

LOWA46
PHASE II - 141 units

The Shale
6 stories / 80 units

MINNEHAHA PKWY
8,400 VPD

1,250 VPD E. MINNEHAHA PKWY

**MINNEHAHA
REGIONAL
PARK**

Redefining Real Estate
www.AtlasCRE.com

NICOLE BISKEY
DIRECT 651-792-6012
Nicole@AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com

RETAIL FOR LEASE

HIAWATHA 46

4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406



HIGHLAND PARK



FORD SITE
REDEVELOPMENT

MINNEHAHA
REGIONAL PARK



Redefining Real Estate

www.AtlasCRE.com

NICOLE BISKEY
DIRECT 651-792-6012
Nicole@AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com

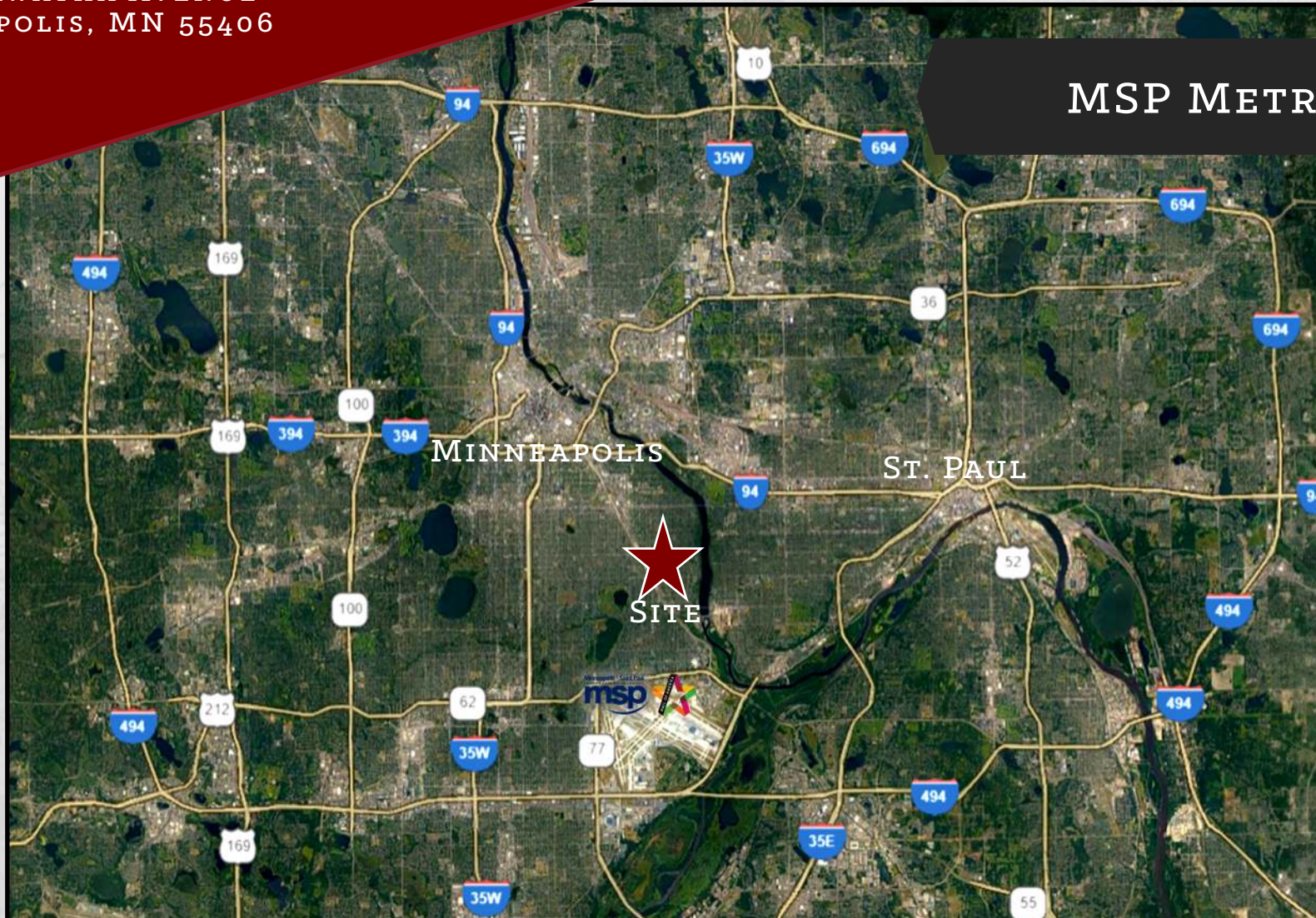
RETAIL FOR LEASE

HIAWATHA 46

4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406



MSP METRO



Redefining Real Estate

www.AtlasCRE.com

NICOLE BISKEY
DIRECT 651-792-6012
Nicole@AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com