

FOR LEASE

4456 Nicollet Avenue

4456 Nicollet Avenue S, Minneapolis, MN 55419

Located on a prominent corridor on Nicollet Ave, this corner property offers a move-in-ready space ideal for health and wellness or professional service users.



4456 Nicollet Avenue

About the Property

Situated in one of Minneapolis' up-and-coming corridors in the Kingfield neighborhood, this two-story corner commercial property offers a prominent storefront presence along Nicollet Avenue. The move-in-ready street-level space is in superb condition and features a lobby, two treatment rooms with sinks, a restroom, and a laundry room, making it ideal for health and wellness or professional services seeking high visibility and convenience in this dynamic South Minneapolis location. A stairway in the back leads to a full basement for additional storage.

Location

This prime location along Nicollet Avenue is easily accessible to Kingfield, Tangletown, Lake Harriet, Eat Street, and minutes from 35-W. Join Revival, The Lowbrow, Up Yoga, Kingfield Farmer's Market, and others on this vibrant South Minneapolis block. The exciting Kingfield neighborhood offers superb demographics with a growing population, including multiple proposed mixed-use developments.

Building Size 1,760 SF
Year Built / Year Renovated 1912 / 2017
Space Available 880 SF
Rent Rate \$36.00 NNN
CAM & Taxes \$10.90/SF/yr

- ✓ Reception, lobby, two treatment rooms with sinks, restroom, and laundry
- ✓ Hardwood flooring
- ✓ Basement storage
- ✓ Visible corner storefront along Nicollet Avenue
- ✓ Rear parking lot



Site Plan

4456 Nicollet Ave S



The Neighborhood

Kingfield

Kingfield is thriving southwest Minneapolis neighborhood offering an assortment of bars, restaurants, coffee shops, and parks. Many families and young professionals find a charming neighborhood feel living in Kingfield, with the population continuing to grow as residents purchase homes in this vibrant neighborhood.



80
WALK SCORE

53
TRANSIT SCORE

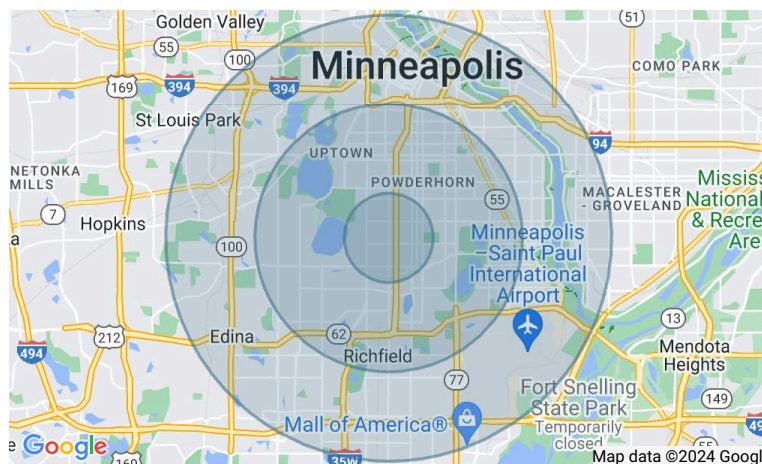
86
BIKE SCORE



- 1** Minneapolis Lock & Key
- 2** Gee Teez & Co Ltd
- 3** Driftwood
- 4** Revival MPLS
- 5** Bruegger's Bagels
- 6** Caribou Coffee
- 6** Sun Street Breads
- 6** Fresh Wok
- 7** Subway
- 7** Pepitos Mexigo Deli
- 8** Bücheron
- 9** The Lowbrow
- 10** Kruse Markit Bistro, Coffee and Wine Bar
- 11** Meson
- 11** Ena
- 12** Tap Society
- 13** Patisserie 46
- 14** C & G's Smoking Barbeque
- 14** Fast Eddie's Pizza
- 14** Xin Wong
- 14** La Estancia MN

Demographics	1 Mile	3 Miles	5 Miles
Total population	23,529	213,672	482,094
Median age in years	38.9	35.5	34.5
Total households	9,566	94,228	218,493
Median household income	\$116,209	\$89,086	\$84,435
Average household size	2.43	2.22	2.10
Average home value	\$529,919	\$528,802	\$529,934

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

