

LOWA

FORTY SIX

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


TRANSWESTERN



FOR MORE INFO CONTACT:

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Developed by:



SITE INFORMATION



LOCATION

4621 Snelling Ave
Minneapolis, MN 55406



SPACE AVAILABLE

- 3,315 sf (divisible) - Adjacent to Cub Foods
- +/- 4,000 sf Out-Lot - Ground Lease or B-T-S



EST. CAM & TAX (2024)

CAM: \$2.95 psf
Insurance: \$0.17 psf
RE Tax: \$5.04 psf
Total: \$8.16 psf



LONGFELLOW NEIGHBORHOOD TENANTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,532	148,691	454,515
Avg HH Income	\$110,825	\$119,350	\$108,625

** Sources: ESRI 2023 est & MN Dept of Transportation 2023 Study avgs are per day total cars*



TRAFFIC COUNTS

17,400 vpd Hiawatha Avenue
13,200 vpd E 46th Street



METRO BLUE LINE TRANSIT

18,211 average weekday rides (2023)
Connects: MSP International Airport, Mall of America, Downtown Minneapolis, Target Field and U.S. Bank Stadium



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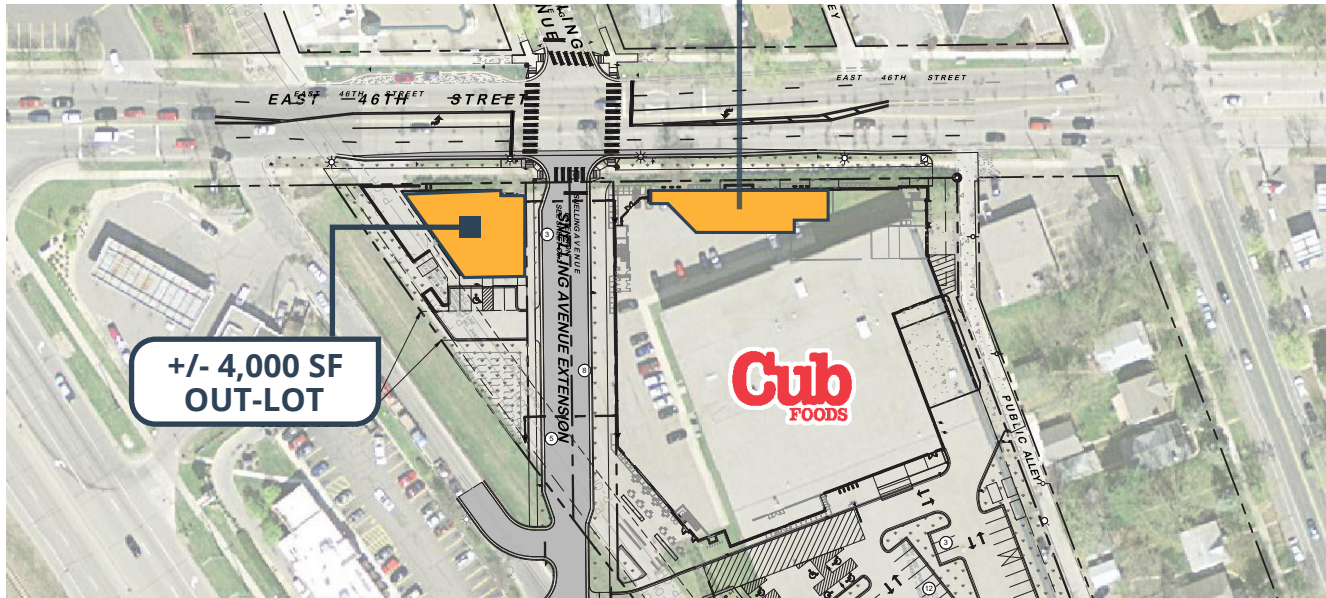
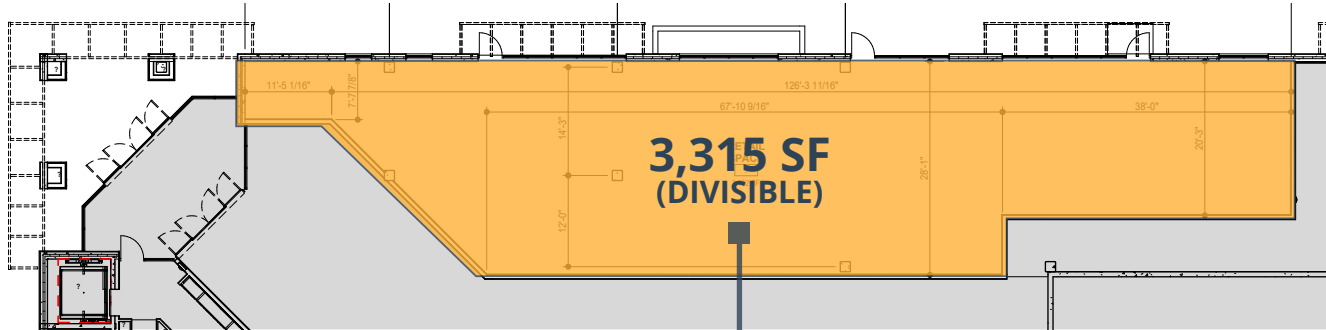


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SITE PLAN



LOWA

FORTY SIX



HIGHLIGHTS

Cub Foods-anchored apartment complex

148 apartment units on-site

Adjacent to the Blue Line Light Rail (LRT) stop

170+ parking stalls

Located in the Longfellow Neighborhood

1,000+ multi-family units near this intersection

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OPPIDAN

E 45TH ST

LOWA

FORTY SIX

MINNEHAHA AVE

E 46TH ST

13,200 VPD

BLUE LINE LRT

VENN BREWING CO.



Cub FOODS

LOWA 46



SUBWAY

Beck46 APARTMENTS

PET SUPPLIES PLUS



HIAWATHA AVE 20,773 VPD

BLUE LINE LRT STATION

MINNEHAHA REGIONAL PARK

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