

HIAWATHA 46



INVESTMENT HIGHLIGHTS

HIAWATHA 46



\$8,700,000
Offering Price



7.5%
Cap Rate



14.2%
10 Year leveraged IRR



\$652,276
Year 1 NOI

Hiawatha 46 (the "Property") is a multi-tenant retail center shadow anchored by Cub Foods, located directly on Hiawatha Avenue in the densely populated Longfellow neighborhood of Minneapolis, MN.

Address: 4701 - 4751 Hiawatha Ave
Minneapolis, Minnesota



TOP RANKING TENANTS

PET SUPPLIES PLUS.
GREAT PRICES. NO BEGGING.

Top 5

in the Market

Domino's

Top 3

in Minnesota

SUBWAY

Top 10%

in Minnesota

ANYTIME FITNESS

Top 1/2

in Minnesota



GROCERY SHADOW ANCHORED

The Property is shadow anchored by Cub Foods, the only grocery store within a 1.5-mile radius, the nearest grocery store is across the Mississippi River in St. Paul.



LONG TERM VALUE PRESERVATION

The Property boasts a **10-year CAGR of 3.8%**, outpacing long-term inflation, providing a natural hedge through annual rent increases and mark-to-market leasing.



DENSE URBAN SUBMARKET

The surrounding neighborhood is dense with over 145K people in a three-mile radius, made up of an educated, skilled labor force with average annual income more than \$129K.



TRANSIT ORIENTED NEIGHBORHOOD

Hiawatha 46 is easily accessible via multiple modes of transportation including Light Rail (46th St./Minnehaha Station is across the street), numerous bus routes providing local feeder service, strong walkability and regional trails that support bicycle and pedestrian traffic.



NEARBY DESTINATION

The Property is directly adjacent to Minnehaha Regional Park and Minnehaha Creek/falls- a high draw recreational node that brings consistent foot traffic and over 2.3M visitors annually. Additionally, the property is located less than 2 miles north of the MSP airport





61.2K Households



145,745
Population



38.4 ↓
Median Age
3% lower than the U.S.



\$95.5K ↑
Median HH Income
17% higher than US



\$394.3K ↑

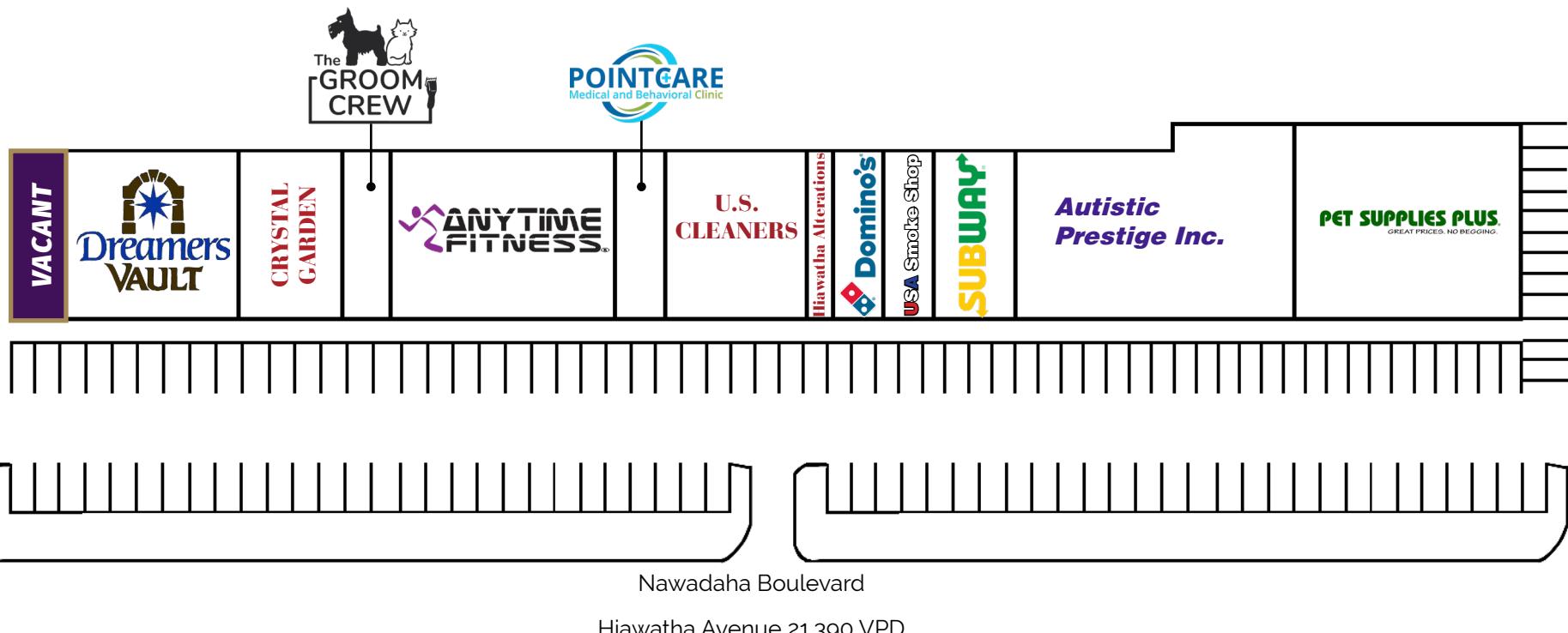
Median Home Value

6.4% higher than US

DOWNTOWN MINNEAPOLIS



PROPERTY SITE PLAN



Suite	Tenant	SF
4701A	Vacant	1,098
4701	Dreamers Vault Games	3,800
4711	Crystal Garden	2,253
4715	The Groom Crew	1,026
4725	ANYTIME FITNESS	4,960
4727	POINTCARE Medical Center	1,233
4729	U.S. CLEANERS	3,133

Suite	Tenant	SF
4735	Hiawatha Alterations	700
4737	Domino's	1,200
4739	USA Smoke Shop	1,054
4741	Subway	1,996
4747 & 4749	Autistic Prestige	6,178
4751	Pet Supplies Plus	8,850

For further information contact owner's exclusive representatives.



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