

4540 SNELLING AVE, MINNEAPOLIS, MN 55406



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OFFERED FOR LEASE: OAKS HIAWATHA STATION

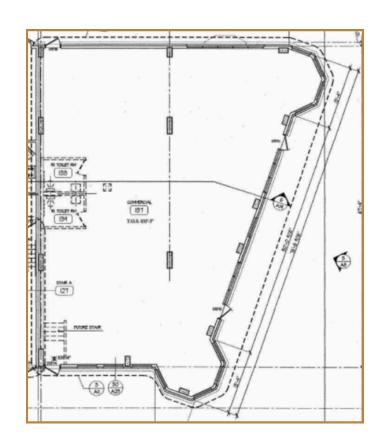
Introducing a new Retail/Office space for lease at 4540 Snelling Ave in Minneapolis off MN-55 and 46th St E. The premises comprise 2,400 SF with floor-to-ceiling windows along the frontage road, 46th St E. Oaks Hiwatha Stations is across the street from Lowa46 (148 Units), MN-46 (54 Units), Wakpada Apartments (126 Units).

Property Summary

Your Snapshot of the Investment Opportunity

UNLOCK POTENTIAL

This property offers a lease rate of \$20.00 per square foot per year (NNN), with CAM/Tax expenses estimated at \$5.00 per square foot for 2025. The building includes 61 multifamily units and features available commercial space ranging from 1,200 to 2,400 square feet. Situated on a 0.79-acre lot, the total building size is 54,908 square feet. This offering presents an excellent opportunity for businesses looking to establish themselves in a mixed-use development with built-in residential demand.



OFFERING SUMMARY		
LEASE RATE	\$20.00 SF/YR (NNN)	
CAM/TAX	\$5.00/SF (2025)	
NUMBER OF MULTIFAMILY UNITS	61	
AVAILABLE COMMERCIAL SF	1,200 - 2,400 SF	
LOT SIZE	0.79 ACERS	
BUILDING SIZE	54,908 SF	

Opportunities for Oaks Hiwatha Station

PRIME RETAIL/OFFICE SPACE FOR LEASE

Located at 4540 Snelling Ave Minneapolis, this newly available retail/office space offers an ideal setting for businesses seeking visibility and accessibility. Positioned off MN-55 and 46th St E, the 2,400 SF space features expansive floor-to-ceiling windows that enhance natural light and maximize street exposure. The property is conveniently situated near Oaks Hiawatha Station and from established directly across multifamily communities, including Lowa46, and Wakpada Apartments, providing a built-in customer base.



KEY FEATURES & AMENITIES

This space is designed to accommodate a variety of business needs with its open floor plan and modern amenities. It includes two restrooms, on-site parking, and prominent frontage with approximately 150 feet of visibility. The property is easily accessible, located directly off a high-traffic roadway, and is well-connected with public transit options, including nearby bus lines and adjacency to the Blue Line Light Rail.









POPULATION OVERVIEW

Within a 0.5-mile radius, the total population is 5,195, with an average age of 43 years. The male average age is 43, while the female average age is 42. Expanding to a 1-mile radius, the population increases to 17,470, with an average age of 42 for both males and females. At a 1.5-mile radius, the population reaches 41,304, with an overall average age of 42, where males average 41 years and females 42 years.

HOUSEHOLDS AND INCOME

Regarding households and income, there are 2,456 total households within 0.5 miles, with an average of 2.1 persons per household. The average household income is \$106,220, and the average house value is \$388,643. Within a 1-mile radius, there are 8,113 households, with 2.2 persons per household, an average household income of \$113,927, and an average house value of \$380,264. At 1.5 miles, total households increase to 19,018, maintaining 2.2 persons household, with an average household income of \$113,307 and an average house value of \$393,422.

Our Team

Where Business Meets Opportunity: Meet Our Driven Team

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GJG COMMERCIAL

GJG Commercial is proud to establish its presence as one of the first commercial divisions in the Midwest under Real Brokerage. Our team is dedicated to providing expert guidance and personalized service for all your commercial real estate needs. We specialize in leasing, property management, acquisitions, and sales, offering comprehensive solutions tailored to help clients maximize their investments.

With a commitment to building long-term partnerships, we focus on delivering strategic insights and solutions that align with your business goals. Whether you're looking to buy, sell, or lease commercial properties, GJG Commercial is here to navigate you through every aspect of the process.

RECENT

TRANSACTIONS

UNITS	LOCATION	PRICE
7	Minneapolis, MN	\$822,775
44	Minneapolis, MN	\$5,500,000
1-Retail Lease The Pearl Apartments		\$51,815
2-Retail Lease MN46 Apartments		\$68,000
55	Saint Paul, MN	\$4,225,000
142	Corpus Christi, TX	\$11,644,000
300	Mankato, MN	\$11,400,000
18	Champlin,, MN	\$2,500,000
4	Minneapolis, MN	\$700,000
39	Texarkana, TX	\$1,785,000
272	Houston, TX	\$24,500,000
47	Rockport, TX	\$2,300,000
5	DFW, TX	\$928,000
64	Atlanta, GA	\$3,009,000
62	Atlanta, GA	\$5,812,943
76	Atlanta, GA	\$5,910,800
400	Tampa, FL	\$42,511,588
1,538	TOTAL	\$123,668,921

TWIN CITIES ECONOMY

#2

Best State for Economic Opportunity

#4

In Infrastructure

#3

Fortune 500 Companies Per Capital

#5

Best Overall State in America

5.7M

Minnesota Population

"HOME TO GLOBAL GIANTS AND NIMBLE STARTUPS"

Our strong economy is diverse and has the right components to help you succeed. Minneapolis-St. Paul rank as the 17th most diverse economy among all 384 metropolitan areas in the U.S.

And, we're better at growing new businesses than any other state in the nation: data shows that if you start a business here, it's more likely to survive beyond five years than anywhere else in the country.

We have a strong foundation of workforce and talent, innovation and technology, infrastructure and quality of life that fuel our business success and growth. That's why so many global giants grow here.

FORTUNE 500 COMPANIES

HEADQUARTERED IN MINNESOTA



United Health Group Target CHS Best Buy U.S. Bancorp 3M General Mills C.H. Robinson Land O'Lakes **Ameriprise Financial** Ecolab Xcel Energy Hormel Foods Thrivent Financial for Lutherans **Polaris** Securian Financial Group **Fastenal**

LARGEST AND BEST-KNOWN COMPANIES

Minnesota is home to 17 renowned Fortune 500s, including 3M, General Mills, U.S. Bancorp, Target and Best Buy. Our Twin Cities ranks 1st per capita among the 30 largest metros and Minnesota ranks 5th - in Fortune 500 concentration per capita. The largest private company in the country- Cargill - is also headquartered here. Global health care leader Mayo Clinic began in Rochester, MN and still calls our state home. And, Global medical device giant Medtronic has its operational Headquarters here.

FOREIGN INVESTMENT IN MINNESOTA

over 900 foreign-owned companies - from about 40 countries - are located in Minnesota. Combined, they employ over 171,600 people and have invested over \$36.7 billion in property, plant and equpment in Minnesota as of 2020. From 2015 to 2020, Minnesota's FDI employment increased by over 50,000, representing an increase of about 42%.

REAL OVERVIEW

50

US States + DC and 4 Canadian Provinces

400 +

Licensed Real Estate Agents in Minnesota 25,000+

Licensed Real Estate Agents Across the Company

REAX

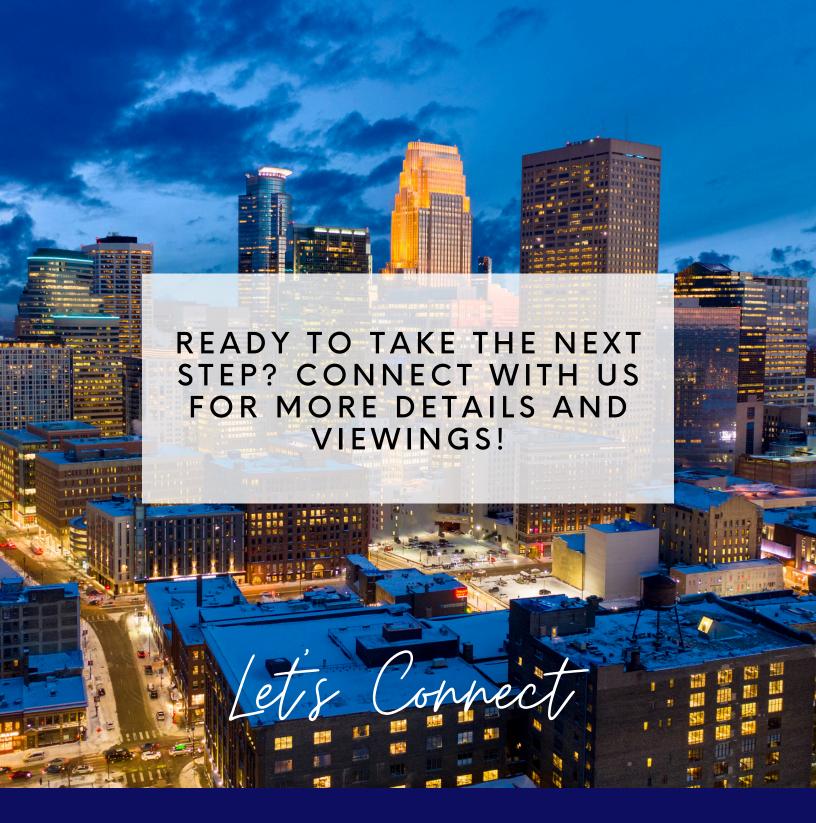
Publicly traded company on Nasdaq since 2021



"Work Hard" and "Be Kind" are not just words but the core of who we are. We believe in a cohesive community working in collaboration to thrive, where everyone is welcome, valued, and respected. Our community is dedicated to empowering each other every day.

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