

Retail For Lease

4056 CENTRAL AVE. NE, COLUMBIA HEIGHTS, MN 55421

4056 CENTRAL AVE. NE, COLUMBIA HEIGHTS



FOR LEASE

KW COMMERCIAL - LAKE MINNETONKA
13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY- 4056 CENTRAL AVE., COLUMBIA HEIGHTS

4056 NORTHEAST CENTRAL AVENUE



Property Summary

| | |
|---------------------|---------------------------|
| Space Available: | 1,850 SF End Cap |
| Base Rent PSF: | \$18.00/SF/YR. NNN |
| CAM & Taxes (2024): | \$6.49/SF/YR. |
| Total Monthly Rent: | \$3,775/month |
| Building Size: | 3,150 SF |
| Year Built: | 1955 |
| Zoning: | Central Business District |
| Traffic Counts: | 24,136 per day |

Property Overview

1,850 SF Retail End Cap Space available with excellent signage and visibility to Central Avenue. Formerly occupied by a staffing company.

Property Highlights

- Located at the corner of Central Avenue and 41st Avenue on a controlled intersection.
- Building signage facing Central Avenue and 41st Avenue
- Recently painted building exterior!
- High traffic counts (24,136 per day)

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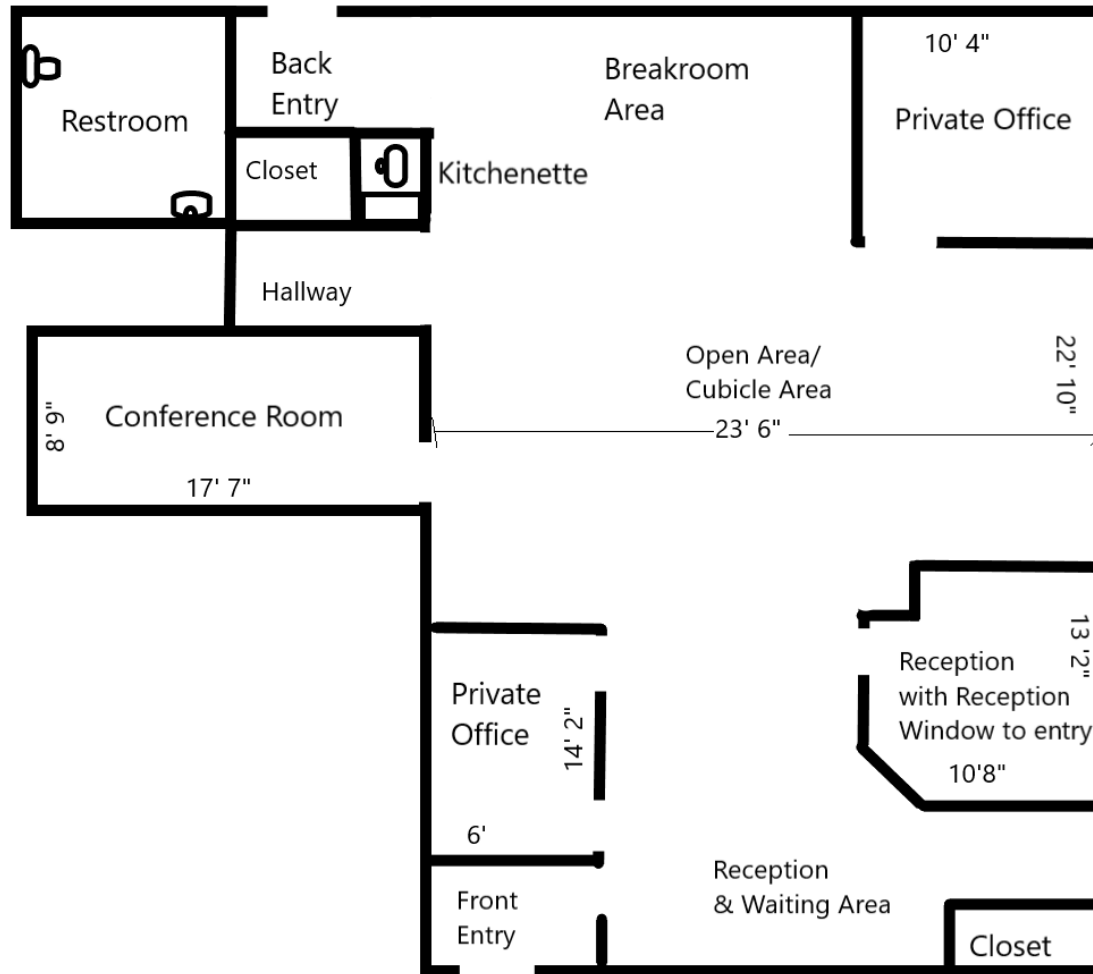


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FLOOR PLAN

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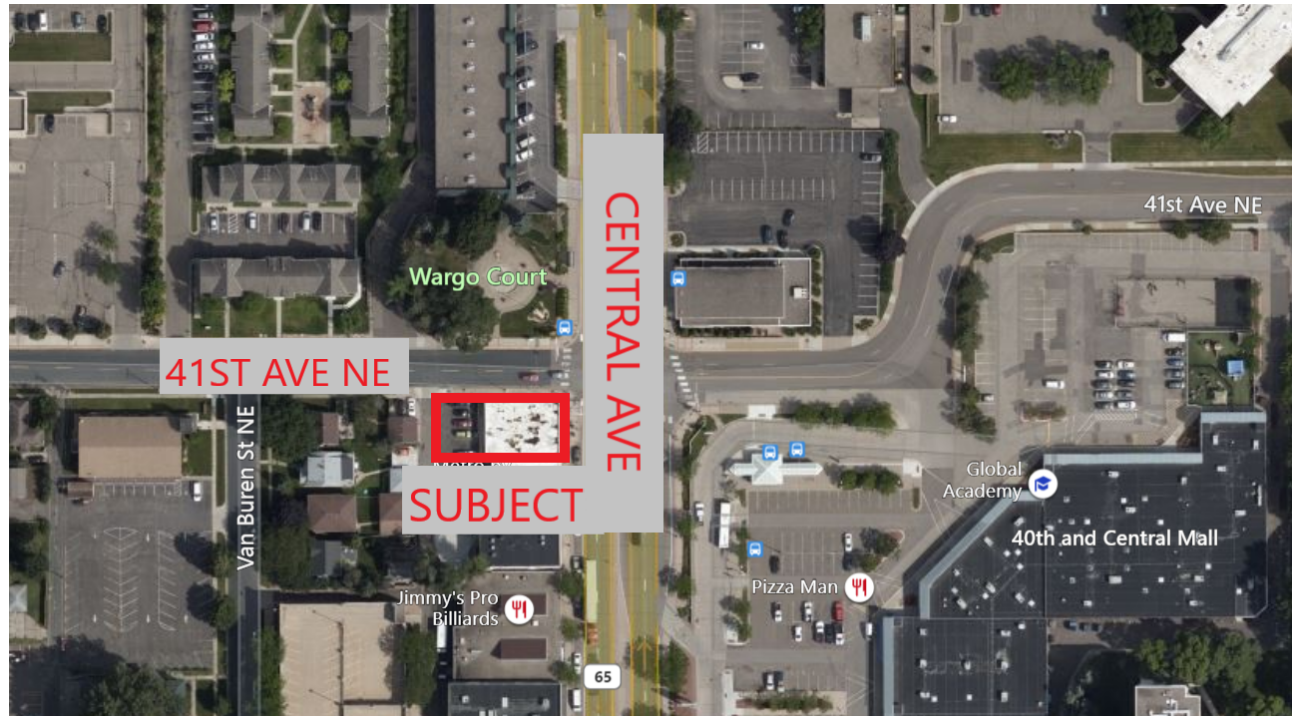


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PROPERTY PHOTOS

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ZONING PERMITTED USES

4056 NORTHEAST CENTRAL AVENUE



Zoning Permitted Uses

CBD, Central Business District.

Permitted uses. Except as specifically limited herein, the following uses are permitted within the CBD, Central Business District:

- (a) Multiple-family residential, when located above a first floor commercial use.
- (b) Government offices.
- (c) Government protective services facility.
- (d) Public parks and/or playgrounds.
- (e) School, vocational or business.
- (f) School, performing/visual/martial arts.
- (g) Auditorium/place of assembly.
- (h) Billiards hall.
- (i) Bowling alley.
- (j) Clinic, medical or dental.
- (k) Clinic, veterinary.
- (l) Licensed day care facility, adult or child.
- (m) Financial institution.
- (n) Food service, convenience (fast food).
- (o) Food service, limited (coffee shop/deli).
- (p) Food service, full service (restaurant/nightclub).
- (q) Health or fitness center.
- (r) Hotel or motel.
- (s) Laboratory, medical.
- (t) Liquor store, off-sale.
- (u) Museum or gallery.
- (v) Office.
- (w) Retail sales.
- (x) Service, professional.
- (y) Studio, professional.
- (z) Studio, radio or televisions.
- (aa) Theater, live performance.
- (bb) Theater, movie.

Conditional uses. Except as specifically limited herein, the following uses may be allowed in the CBD, Central Business District, subject to the regulations set forth for conditional uses in § [9.104](#), Administration and Enforcement, and the regulations for specific uses set forth in § [9.107](#), Specific Development Standards:

- (a) Arcade.
- (b) Outdoor sales and/or display.
- (c) Outdoor storage.
- (d) Parking ramp.
- (e) Club or lodge.
- (f) Fences greater than six feet in height.
- (g) Community center.
- (h) Recreational facility (indoor/outdoor).
- (i) Banquet hall.
- (j) Brewer taproom.
- (k) Brew pub.

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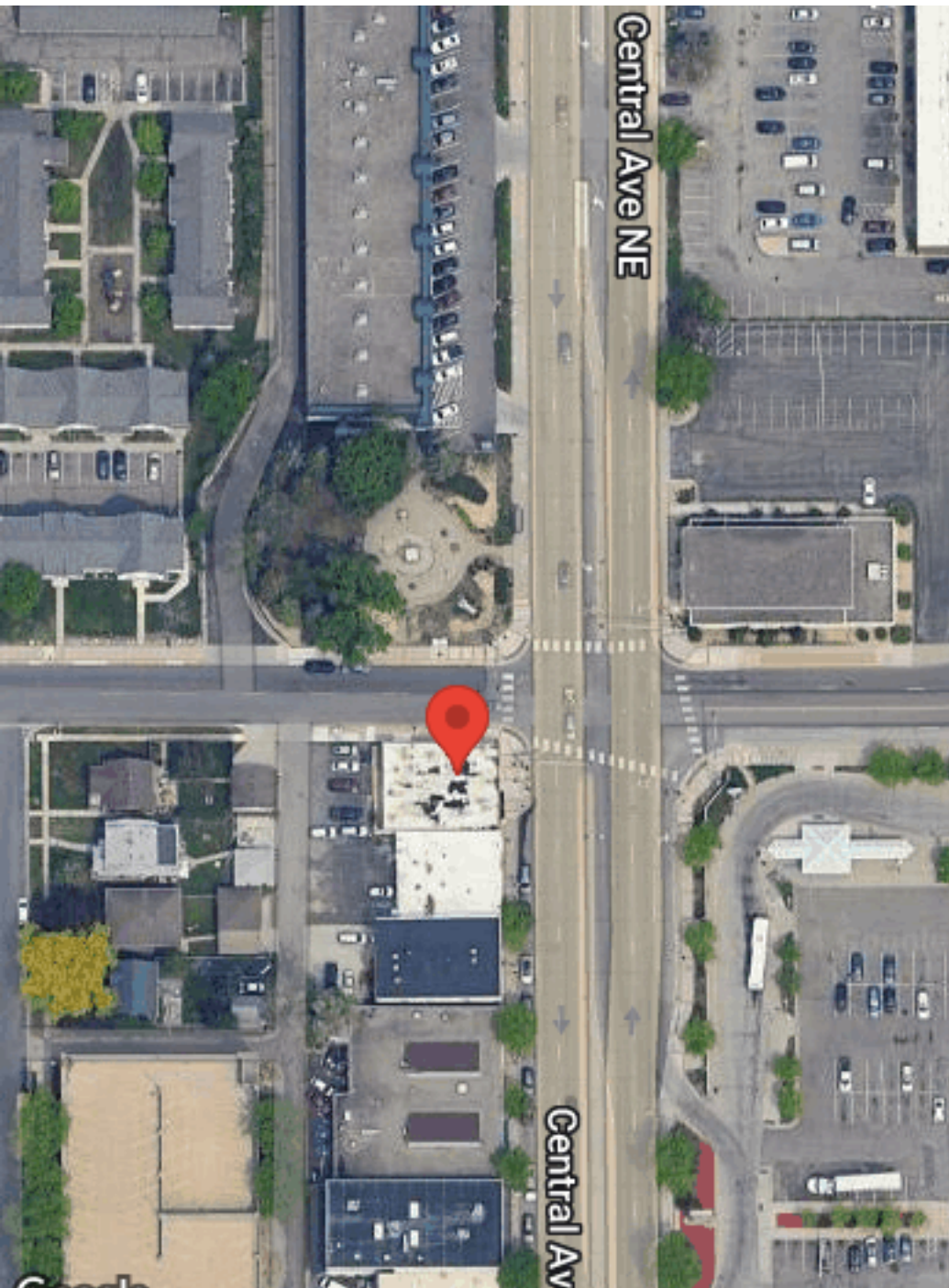


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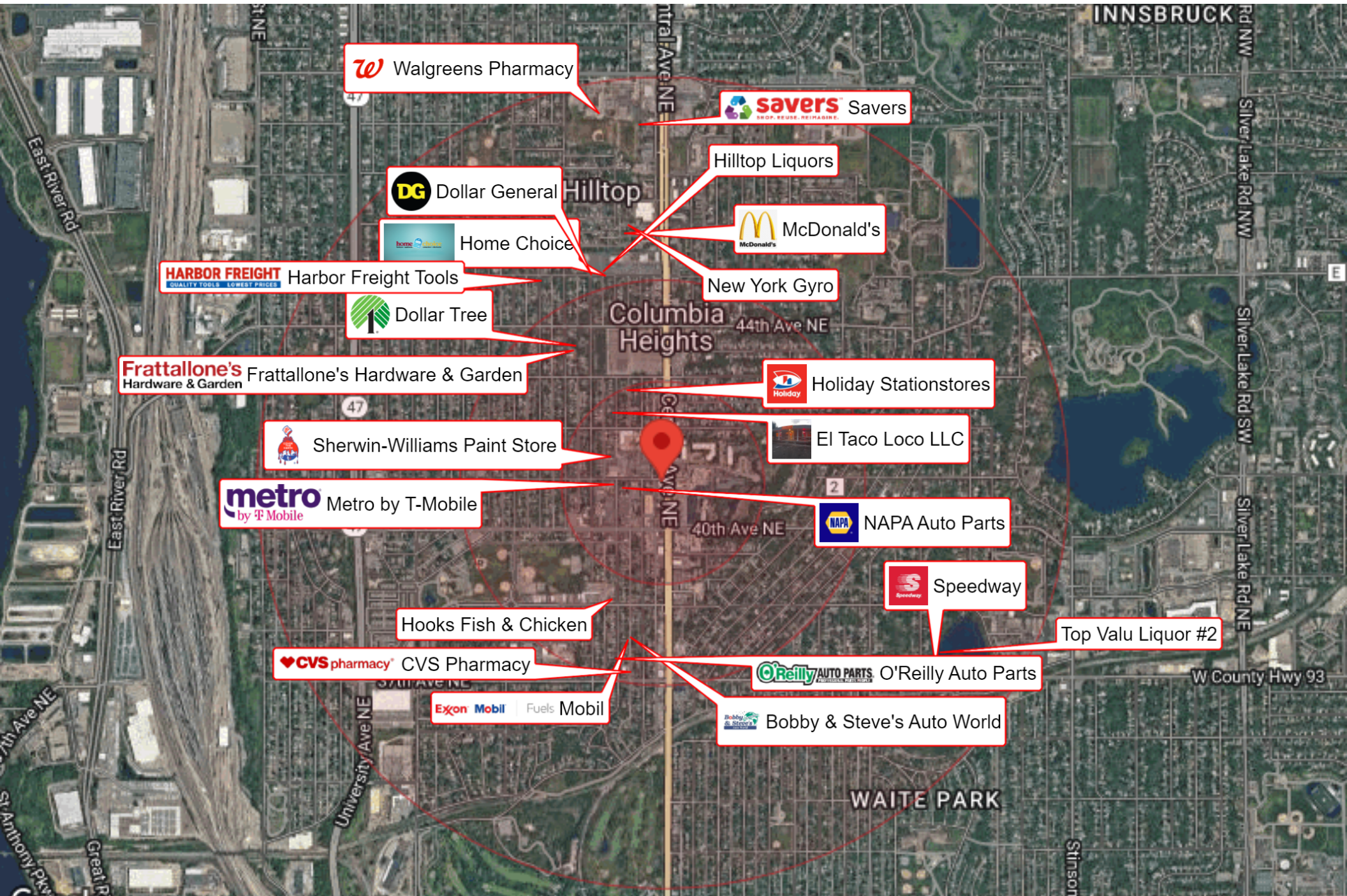
LOCATION MAPS

4056 NORTHEAST CENTRAL AVENUE



BUSINESS MAP

4056 NORTHEAST CENTRAL AVENUE



DEMOGRAPHICS

4056 NORTHEAST CENTRAL AVENUE



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 8,943 | 57,895 | 150,624 |
| Female | 9,094 | 59,761 | 152,953 |
| Total Population | 18,037 | 117,656 | 303,577 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 3,868 | 24,079 | 60,591 |
| Ages 15-24 | 2,088 | 14,175 | 36,248 |
| Ages 25-54 | 6,771 | 45,957 | 127,218 |
| Ages 55-64 | 2,106 | 13,700 | 33,383 |
| Ages 65+ | 3,204 | 19,745 | 46,137 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 12,659 | 83,453 | 204,763 |
| Black | 2,953 | 18,501 | 54,587 |
| Am In/AK Nat | 75 | 535 | 1,242 |
| Hawaiian | N/A | 8 | 21 |
| Hispanic | 2,249 | 10,835 | 22,477 |
| Multi-Racial | 3,700 | 20,298 | 43,396 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$49,308 | \$49,848 | \$49,515 |
| < \$15,000 | 934 | 6,233 | 17,086 |
| \$15,000-\$24,999 | 804 | 5,185 | 12,871 |
| \$25,000-\$34,999 | 886 | 5,507 | 12,737 |
| \$35,000-\$49,999 | 1,369 | 8,016 | 17,723 |
| \$50,000-\$74,999 | 1,484 | 10,122 | 24,036 |
| \$75,000-\$99,999 | 1,063 | 6,708 | 15,759 |
| \$100,000-\$149,999 | 669 | 4,652 | 12,805 |
| \$150,000-\$199,999 | 122 | 1,635 | 4,586 |
| > \$200,000 | 121 | 784 | 3,079 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 8,109 | 52,817 | 131,678 |
| Occupied | 7,421 | 48,745 | 120,967 |
| Owner Occupied | 4,890 | 30,397 | 71,377 |
| Renter Occupied | 2,531 | 18,348 | 49,590 |
| Vacant | 688 | 4,072 | 10,711 |

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