

RETAIL FOR LEASE

HIAWATHA 46



4701 HIAWATHA AVENUE
MINNEAPOLIS, MN 55406



Redefining Real Estate

www.AtlasCRE.com

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PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE Suite 4701: 1,500 - 4,898 SF

LEASE RATE Negotiable

2024 CAM/TAX	CAM	\$ 3.52 PSF
	Insurance	\$ 0.35 PSF
	Taxes	\$ 5.18 PSF
	Total	\$ 9.05 PSF

- HIGHLIGHTS
- ◆ Near downtown/airport/MOA
 - ◆ Easy access to public transportation
 - ◆ Professional management
 - ◆ 1,000+ new multi-family units adjacent

⇒ TRAFFIC COUNTS

HIAWATHA AVE (HIGHWAY 55): 20,773 VPD
E 46TH STREET: 13,400 VPD



⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	18,305	144,717	448,042
AVG. HH INCOME	\$110,148	\$119,642	\$108,699
DAYTIME POPULATION	11,632	113,613	551,526

* Source - ESRI 2023

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NICOLE BISKEY
DIRECT 651-792-6012
Nicole@AtlasCRE.com

JENNIFER PELANT
DIRECT 612-306-7237
Jennifer@AtlasCRE.com

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SITE PLAN

POTENTIAL
PATIO AREA

**AVAILABLE
SUITE 4701
1,500 - 4,898 SF**

THAI
CRYSTAL
GARDEN

PET
SPA

ANYTIME
FITNESS

POINTCARE
MEDICAL CENTER

CARERRA
CLEANERS

ALTERATIONS

USA
TOBACCO

SUBWAY

RISE N SHINE
CHILD CARE

PET SUPPLIES PLUS

E MINNEHAHA PKWY 1,250 VPD



HIAWATHA AVENUE 20,773 VPD

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AERIAL



Walgreens snap fitness^{24/7}
 E. 46TH STREET 13,400 VPD
 Holiday Burger King SHERWIN WILLIAMS
 Hiawatha 46 20,773 VPD
 LOWA46 146 units built
 WAKPADA 126 units built 2022
 MINNEHAHA PKWY 8,400 VPD
 DQ
 The Shale 6 stories / 80 units
 1,250 VPD E. MINNEHAHA PKWY

HIAWATHA 46

PET SUPPLIES PLUS SUBWAY

Domino's ANYTIME FITNESS

Pointcare Medical Center Dreamers VAULT



MINNEHAHA REGIONAL PARK

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HIGHLAND PARK



FORD SITE
REDEVELOPMENT

MINNEHAHA
REGIONAL PARK



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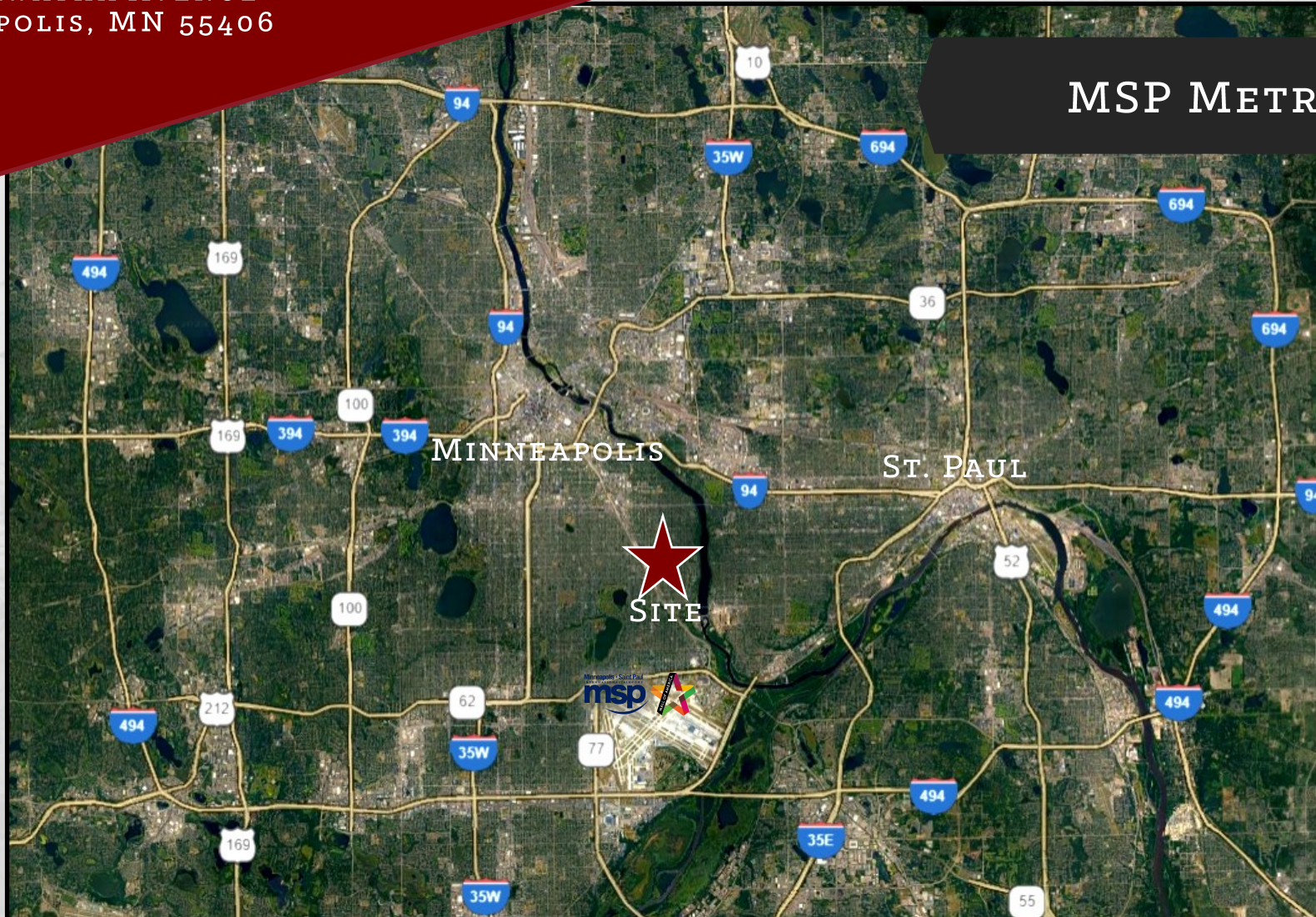
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MSP METRO



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