

RETAIL SPACE  
FOR LEASE

LOWA  
FORTY SIX

Snelling Av

Gab

Gab

LOWA 46

# SITE INFORMATION



## LOCATION

4621 Snelling Ave  
Minneapolis, MN 55406



## SPACE AVAILABLE

3,102 sf (divisible) - adjacent to Cub Foods  
Restaurant Pad - Ground Lease or B-T-S



## EST. CAM & TAX (2019)

CAM/Ins: \$2.64 psf  
RE Tax: \$3.03 psf  
Total: \$4.12 psf



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	24,739	227,491	482,612
Average HH Income	\$78,268	\$82,846	\$94,157



## TRAFFIC COUNTS

17,400 vpd Hiawatha Ave  
13,300 vpd E 46th St



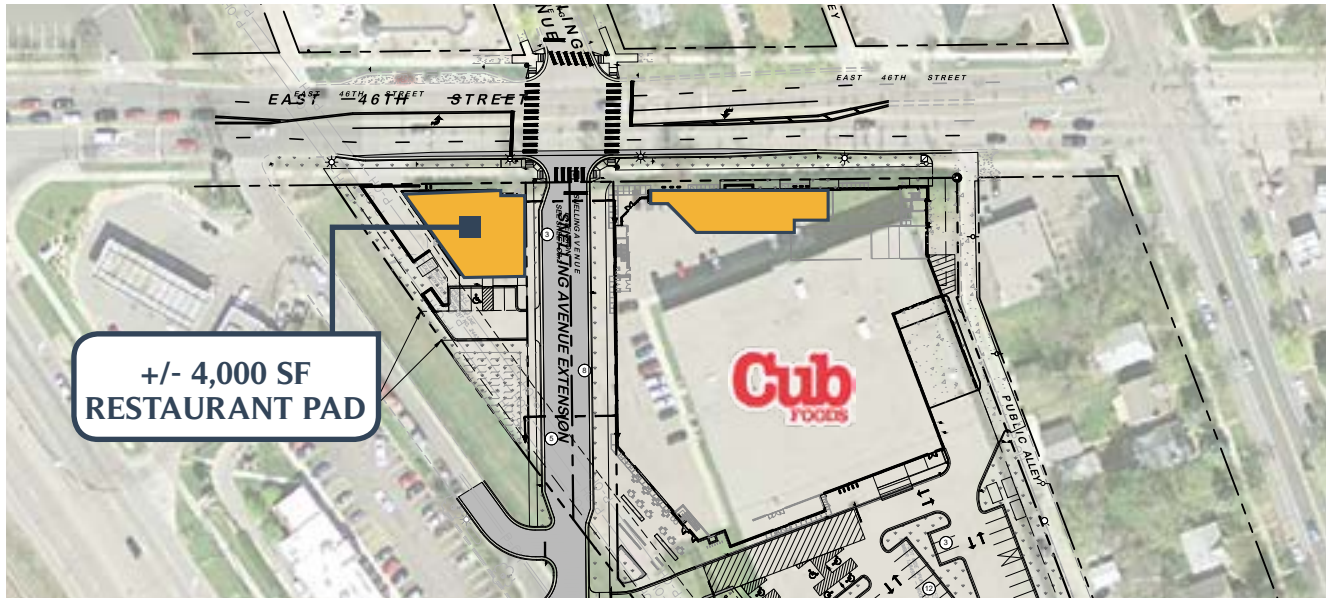
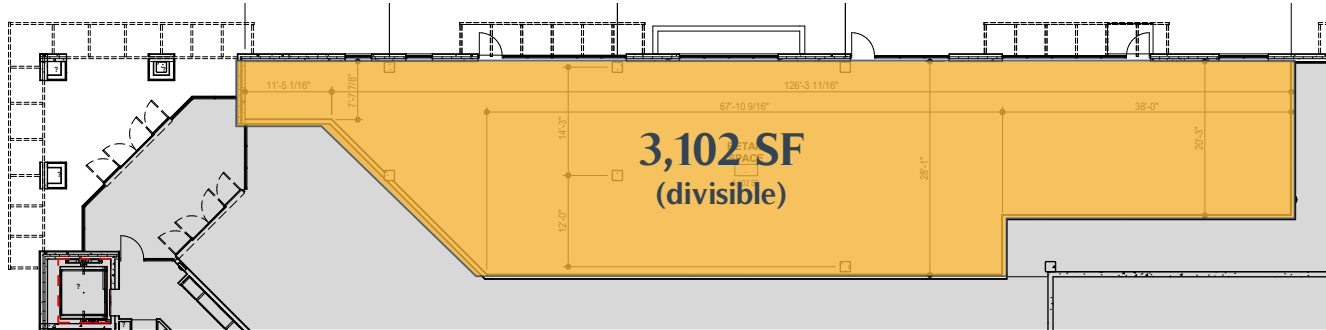
## BLUE LINE

32,921 avg weekday rides (2018)  
Connects: MSP International Airport, Mall of America,  
Downtown Minneapolis, Target Field, US Bank Stadium

# LONGFELLOW NEIGHBORHOOD TENANTS



# SITE PLAN



# LOWA

FORTY SIX

## HIGHLIGHTS

Cub Foods anchored

148 apartments

Adjacent to the Blue Line Light Rail stop

170+ parking stalls

Near Minnehaha Falls

## FOR MORE INFO CONTACT:

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E 45TH ST

MINNEHAHA AVE

# LOWA

FORTY SIX



HIWATHA AVE  
17,400 VPD

13,300 VPD

E 46TH ST



LOWA 46



MINNEHAHA  
REGIONAL PARK

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