

LOWA

FORTY SIX

OUTLOT FOR
GROUND LEASE
OR B-T-S

LEASING BY:



TRANSWESTERN

DEVELOPED



OPPIDAN



SITE OVERVIEW

Location

4621 Snelling Ave | Minneapolis, MN 55406

Availability

4,000 sq. ft. +/- outlot | ground lease or B-T-S

Cam + Tax (2024 est.)

\$8.16 psf Total [\$2.95 psf CAM + \$0.71 psf Ins. + \$5.04 psf Tax]

Traffic Counts

17,400 vpd - Hiwatha Avenue

13,200 vpd - E 46th Street

Metro Blue Line Transit

18,211 avg weekday rides (2023)

Connects: MSP International Airport, Mall of America,
Downtown Minneapolis, Target Field + U.S. Bank Stadium

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	18,135	147,638	451,307
Households	8,561	61,187	198,642
Median HH Income	\$90,934	\$91,717	\$78,299

Longfellow Neighborhood Tenants



HIGHLIGHTS

Cub Foods-anchored apartment complex

292 apartment units

Adjacent to the Metro Transit Station

170+ parking stalls

Located in the Longfellow Neighborhood

1,000+ multi-family units near this intersection

Adjacent to Hiawatha State Park



RETAIL LEASING CONTACT

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**MINNEHAHA
REGIONAL PARK**