



LOWA

FORTY SIX

RETAIL SPACE FOR LEASE



LEASING BY:

 **TRANSWESTERN**

DEVELOPED

 **OPPIDAN**

SITE OVERVIEW

Location

4621 Snelling Ave | Minneapolis, MN 55406

Availability

3,315 sq. ft. (divisible) | adjacent to Cub Foods

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

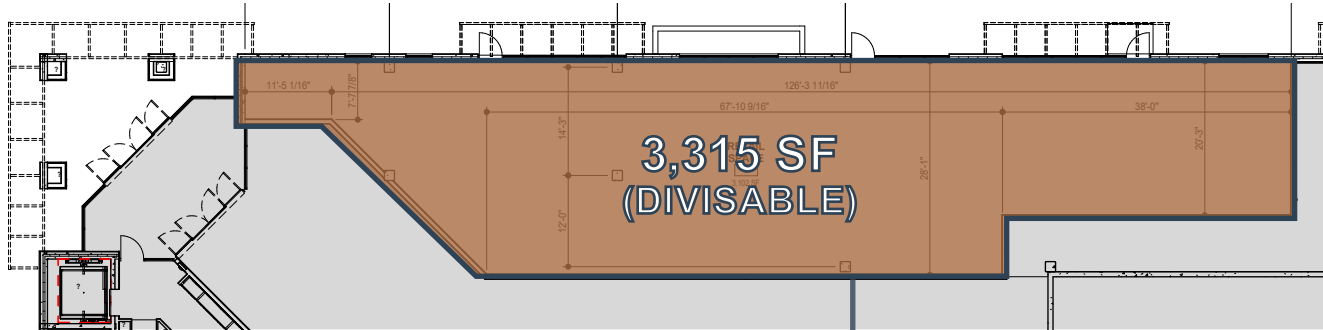
Demographics

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



SITE PLAN



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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:
BRAD KAPLAN ccim | 612.359.1625
brad.kaplan@transwestern.com

MARK KAMPMEYER | 612.359.1684

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**MINNEHAHA
REGIONAL PARK**