



Minneapolis, MN 55406

Restaurant Space For Lease | 1,053 SF

Highlights and Features:

- Just steps away from West River Parkway
- Off street parking
- Common area restrooms
- Light rail line - 5 minutes away
- Located in the Longfellow/Cooper neighborhood
- Nearby parks include Meeker, Island Dog Park, Central Mississippi Riverfront Park and Desnoyer Park
- Close to Minnehaha Academy and University of St. Thomas
- Easy access to Downtown Minneapolis and St. Paul
- Walk/Transit/Bike Score: 54/44/88
- Co-tenants: Longfellow Grill, Corazon, and Loons Coffee

Space Available:

- Suite 4644: 1,053 sf
- 2023 CAM/Tax: \$11.32 psf
- Lease Rate: \$29.00 psf Net

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 7,636, 3 miles - 101,833 and 5 miles - 299,563
- Average Household Income: 1 mile - \$79,867, 3 miles - \$65,971 and 5 miles - \$62,334
- Lake Street E: 13,100 vpd and 46th Avenue S: 2,150 vpd



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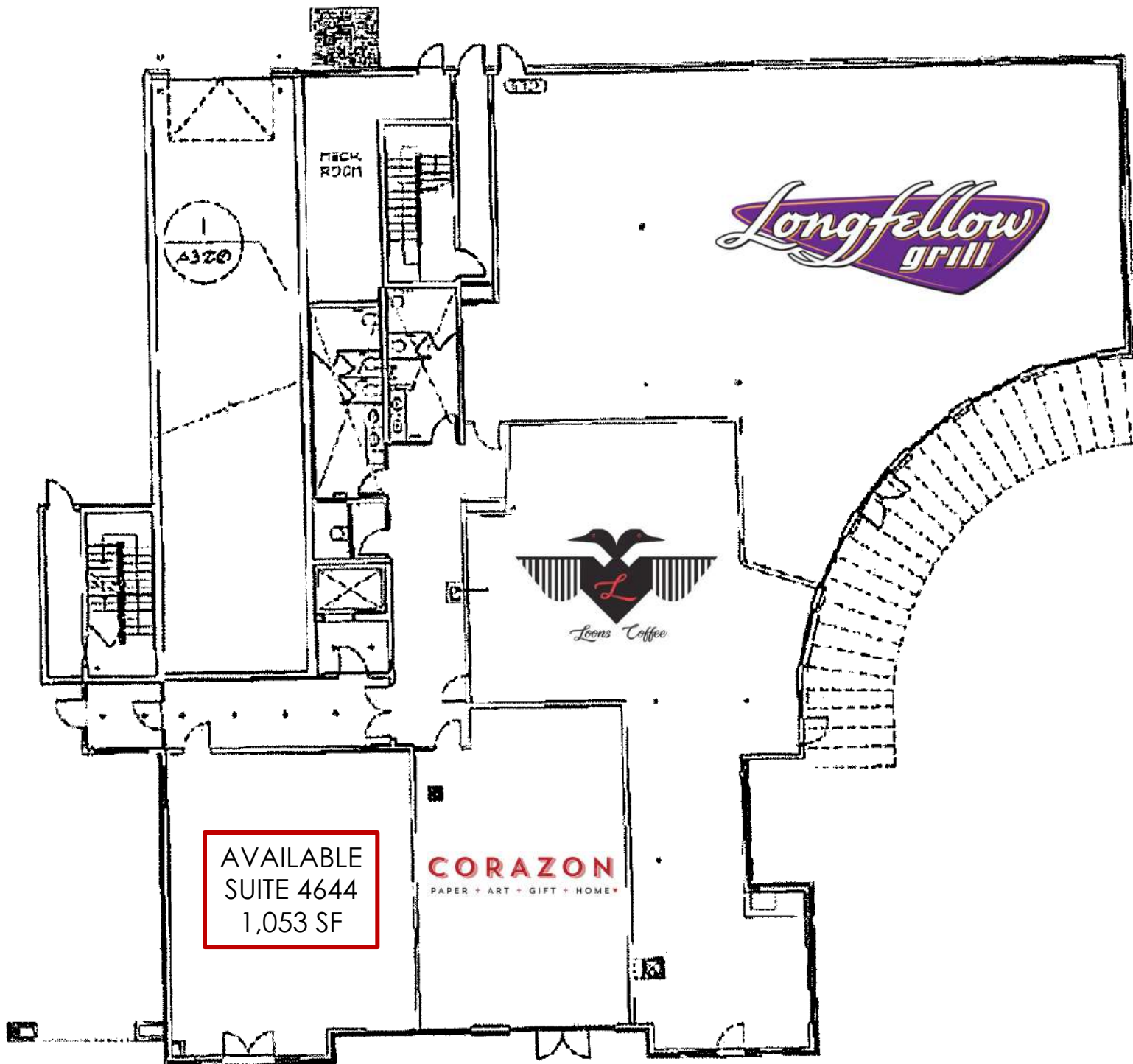
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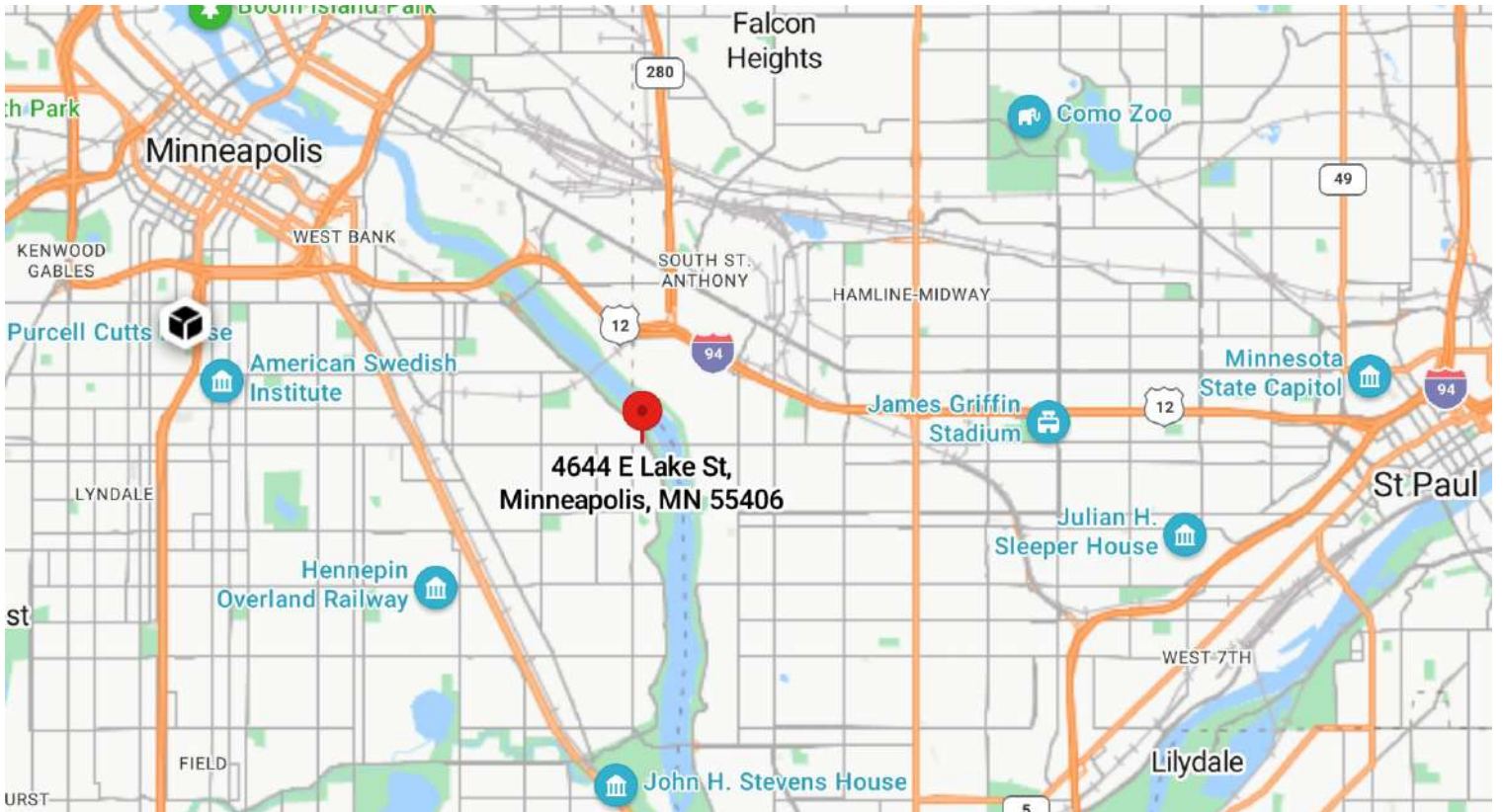
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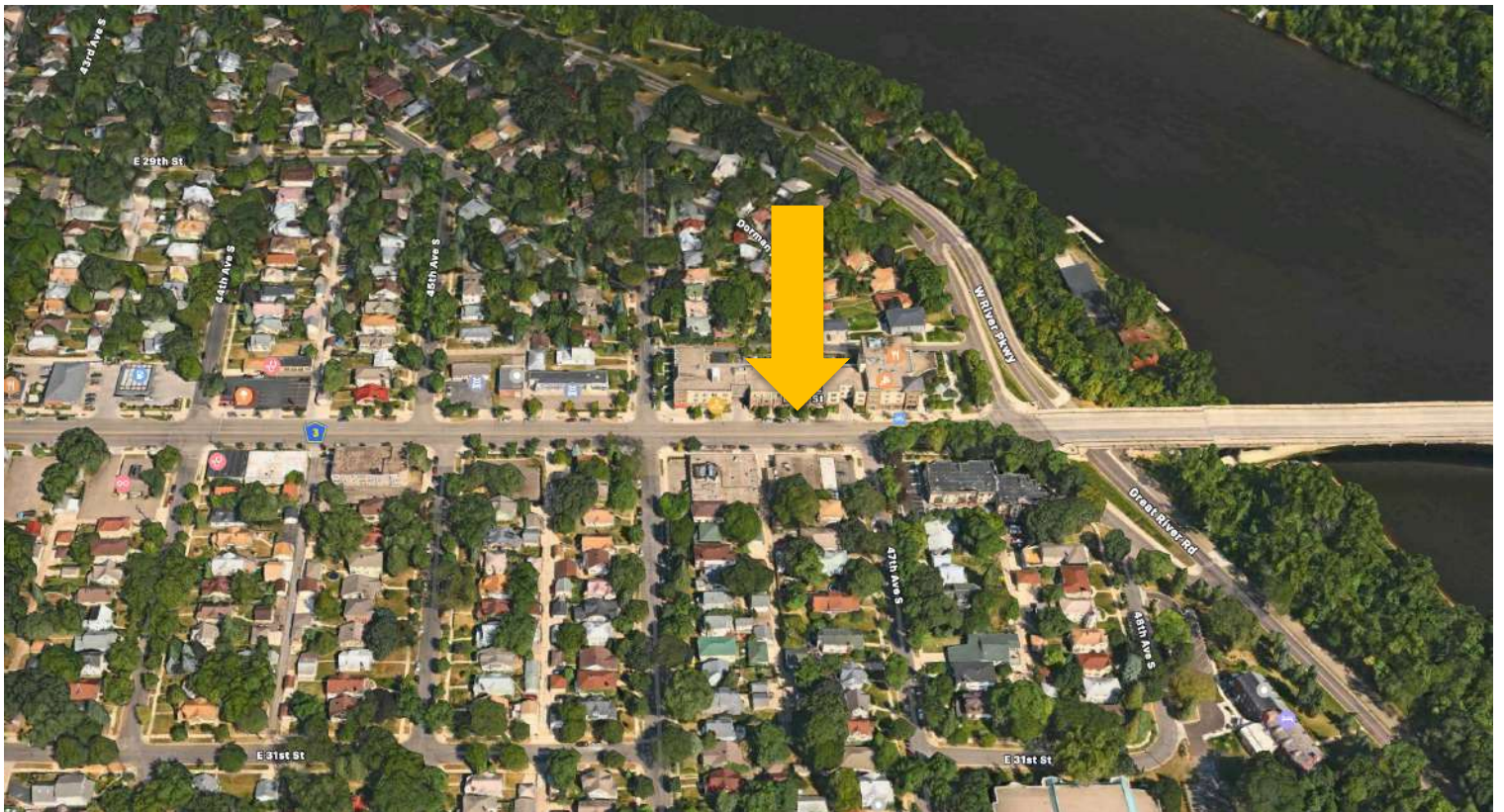
Site Plan



Map



Aerial



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