



MN46

4561 Minnehaha Avenue | Minneapolis, MN 55406

MN46 is a boutique, 54-unit mixed-use property located on the corner of 46th Street and Minnehaha Ave. With construction completed at the end of May, the property is already 70% leased within one month of opening. This quick lease-up showcases the property's locational appeal to residents who want to be close to the many neighborhood amenities within walking distance. The Longfellow/Hiawatha neighborhood is fast growing with the recent addition of 200 residences. MN46 is centrally located with quick access to both downtown Minneapolis, downtown St. Paul, the MSP Airport, and the University of Minnesota. Public transit is also easily accessible by light rail or rapid bus transit at the property doorstep. This active neighborhood prides itself on local parks and trails, including the Minnehaha Regional Parks and the Mississippi River. MN46 is Minimal Modern Living at its finest.

Space Available:

- Bay 1: 854 sf
- Bay 2: 937 sf
- Bay 1 and 2 contiguous to 1,791 sf
- 2021 CAM/Tax: \$9.34 psf
- Lease Rate: Negotiable

Highlights and Features:

- Zoning: C1
- Building signage
- High vehicle and foot traffic
- Access from Highway 55
- Hard corner with strong visibility
- Estimated Pedestrian Traffic: 330 - 46th St E West of Minnehaha Ave S and 180 - Minnehaha Ave S North of 46th St E



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

MARY LINDELL

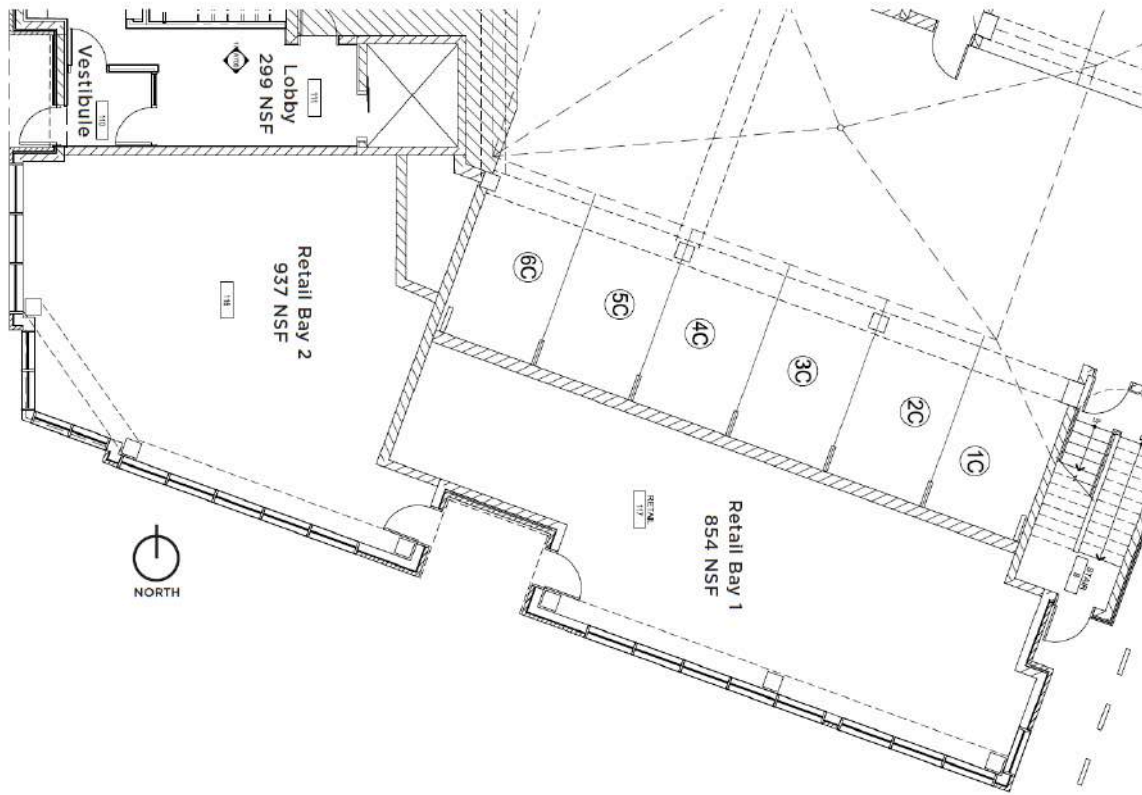
612.747.9854

mary@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

Space Plan



First Floor Plan

First Floor Plan



Retail Bay 1 - Facing West



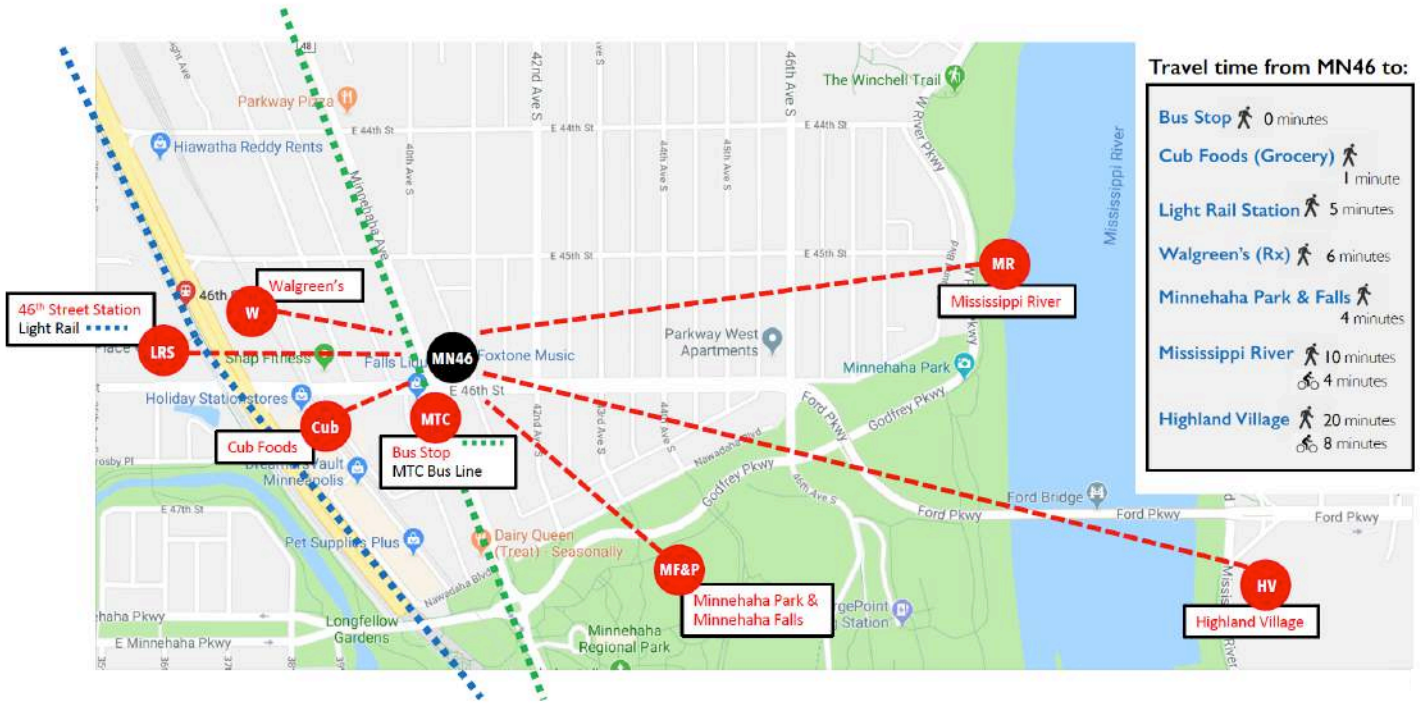
Retail Bay 2 – Facing South



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

Pedestrian Map

Pedestrian Friendly Location



Minnehaha & 46th Map

Corner of Minnehaha Avenue & 46th Street

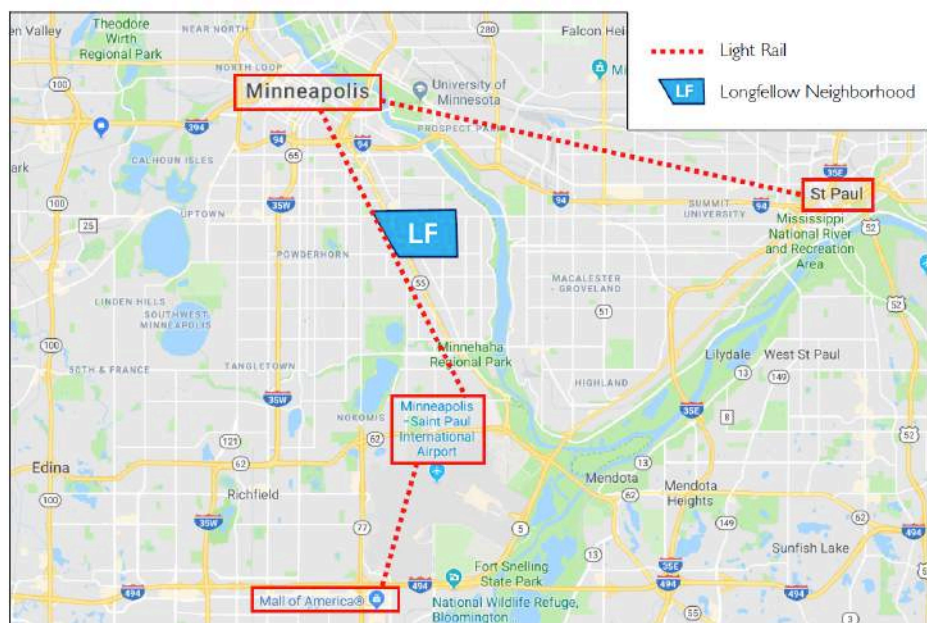


This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

Neighborhood Map

Centrally Located Greater Longfellow Neighborhood

MN46



Travel time from 46th & Minnehaha to:

Downtown Minneapolis	🚗 12 minutes	🚆 12 minutes
Downtown St. Paul	🚗 20 minutes	🚆 34 minutes
MSP International Airport	🚗 13 minutes	🚆 19 minutes
Mall of America	🚗 14 minutes	🚆 25 minutes

🚗 Car 🚆 Light Rail 🚌 Bus

Demographics and Traffic Counts:

- 2019 Average Household Population: 1 mile - 8,363, 3 miles – 83,126 and 5 miles - 237,765
- 2019 Average Household Income: 1 mile - \$69,900, 3 miles - \$75,431 and 5 miles - \$68,421
- Traffic Counts: 13,300 vpd - E 46th Street, 9,200 vpd - Minnehaha Avenue W and 7,800 vpd - Minnehaha Avenue E

Map



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.