



### Property Details:

General Use	Retail
Specific Use	Neighborhood
Building Status	Existing
Construction Type	Masonry
Tenancy	Multiple
Parking Spaces	45
Highlights	High Traffic Counts Premier Visibility Strong Neighborhood Center

### Total Estimated Population (2019)

< 1 Miles	19,247
< 3 Miles	114,406
< 5 Miles	320,415

### Average Household Income (2019)

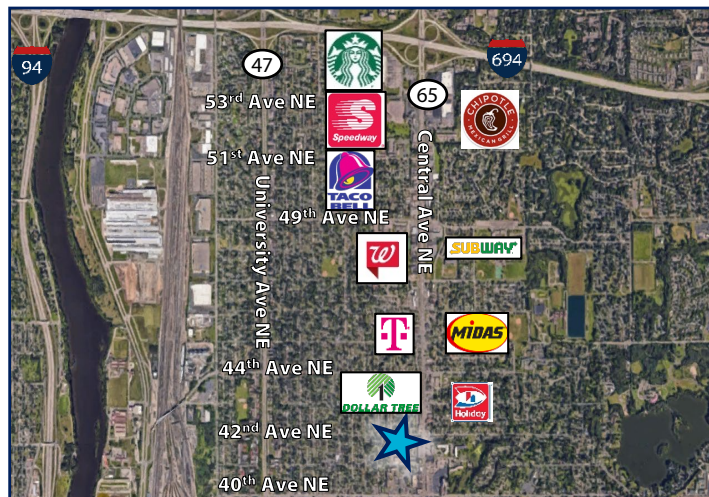
< 1 Miles	\$45,648
< 3 Miles	\$56,266
< 5 Miles	\$57,257

### Lease Information:

#### Traffic Count

Central Ave NE & 43 ½ Ave NE: 24,136 VPD

Available	4,100 SF
Min Div	980 SF
Max Contig	2,980 SF
Lease Rate	\$14-\$18 psf NNN
Listing Use	Retail
Operating Expenses	\$4.33 psf



Partnership. Performance.

**Jim Rock, Principal**

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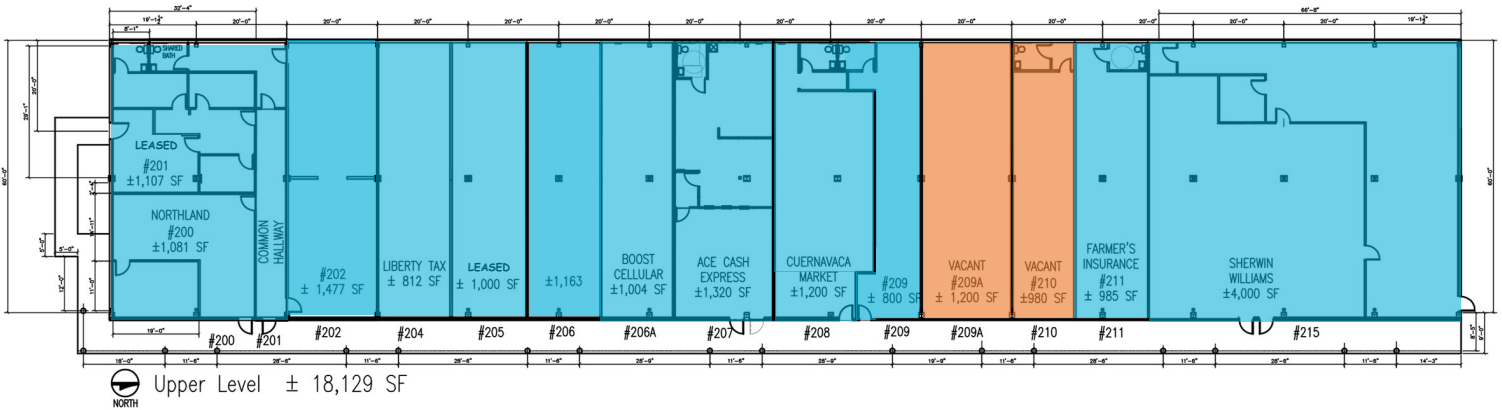
**Avison Young**

800 Nicollet Mall, Suite 730

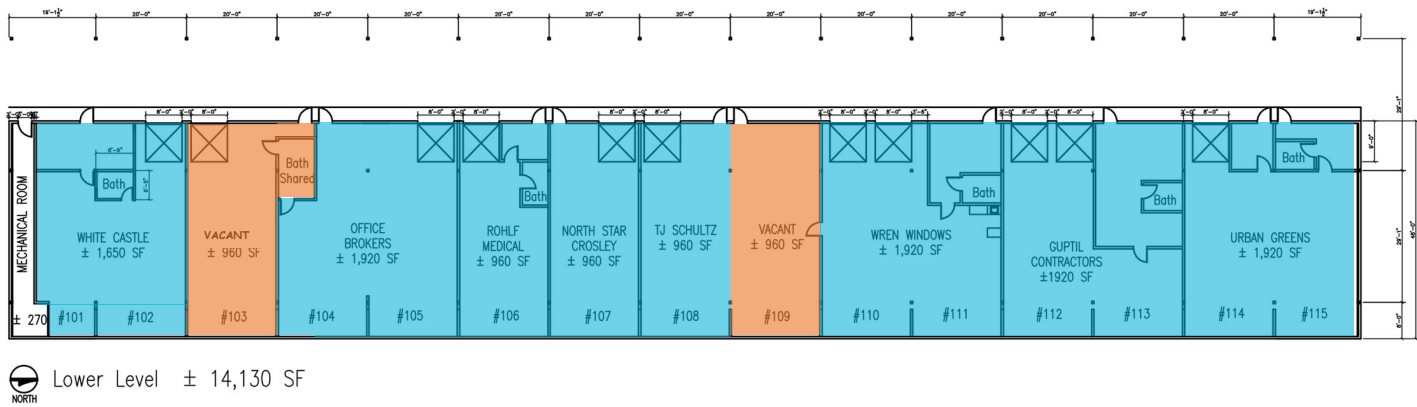
Minneapolis, MN 55402

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### Floor Plans



(Retail)



(Storage)



FOR LEASE

4110 NE Central Ave, Columbia Heights, MN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	15,954	114,917	311,392
Median age	37.4	37.5	34.1
Median age (Male)	35.0	36.6	33.3
Median age (Female)	39.7	38.6	35.0
Total households	6,685	49,699	128,669
Total persons per HH	2.4	2.3	2.4
Average HH income	\$60,717	\$62,031	\$61,607
Average house value	\$177,070	\$217,050	\$228,608

Google

Map data ©2020

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