



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
- 2024 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



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

MARILYN FRITZE

612.804.4364

marilyn@christiansonandco.com

MARY LINDELL

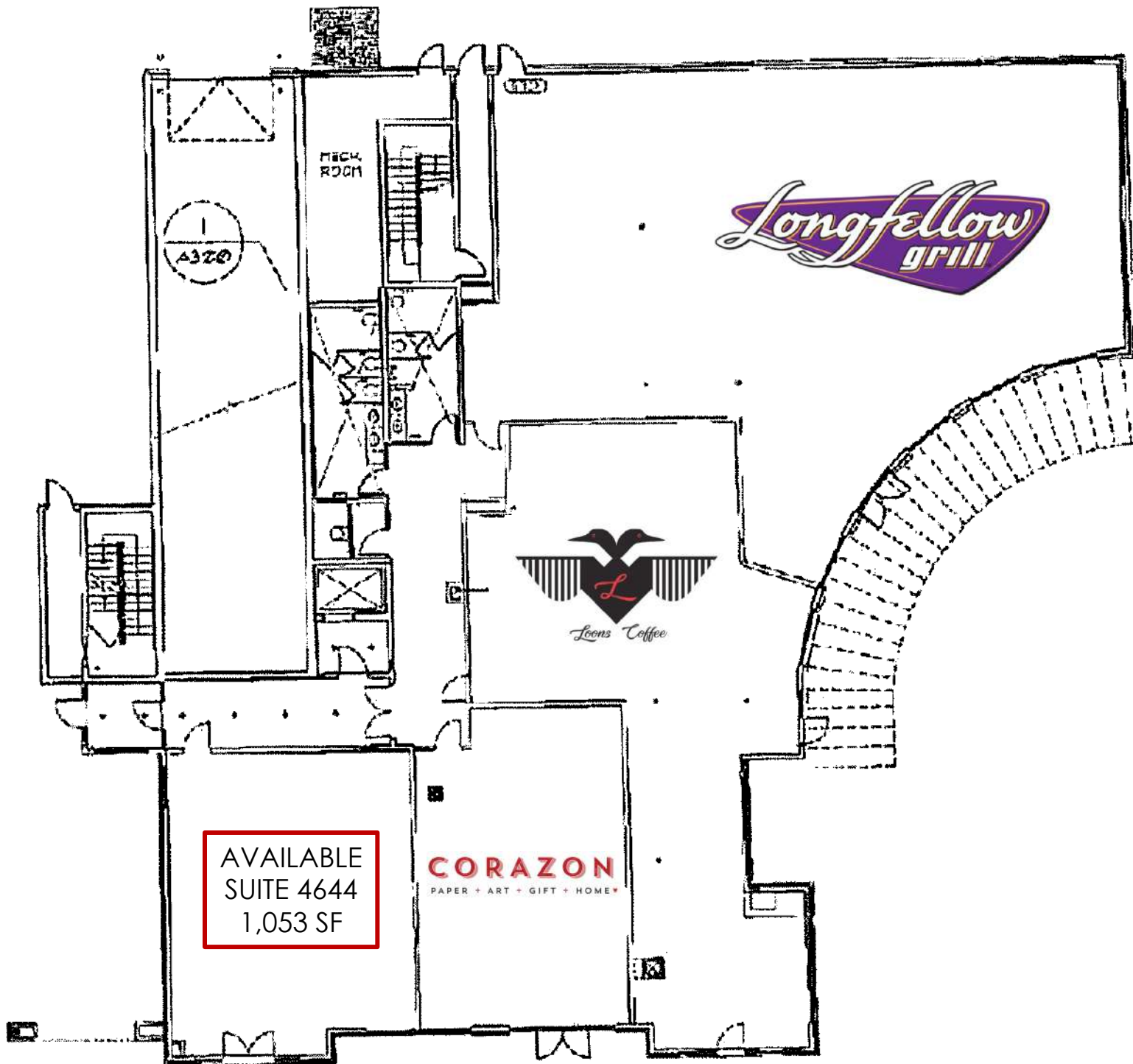
612.747.9854

mary@christiansonandco.com

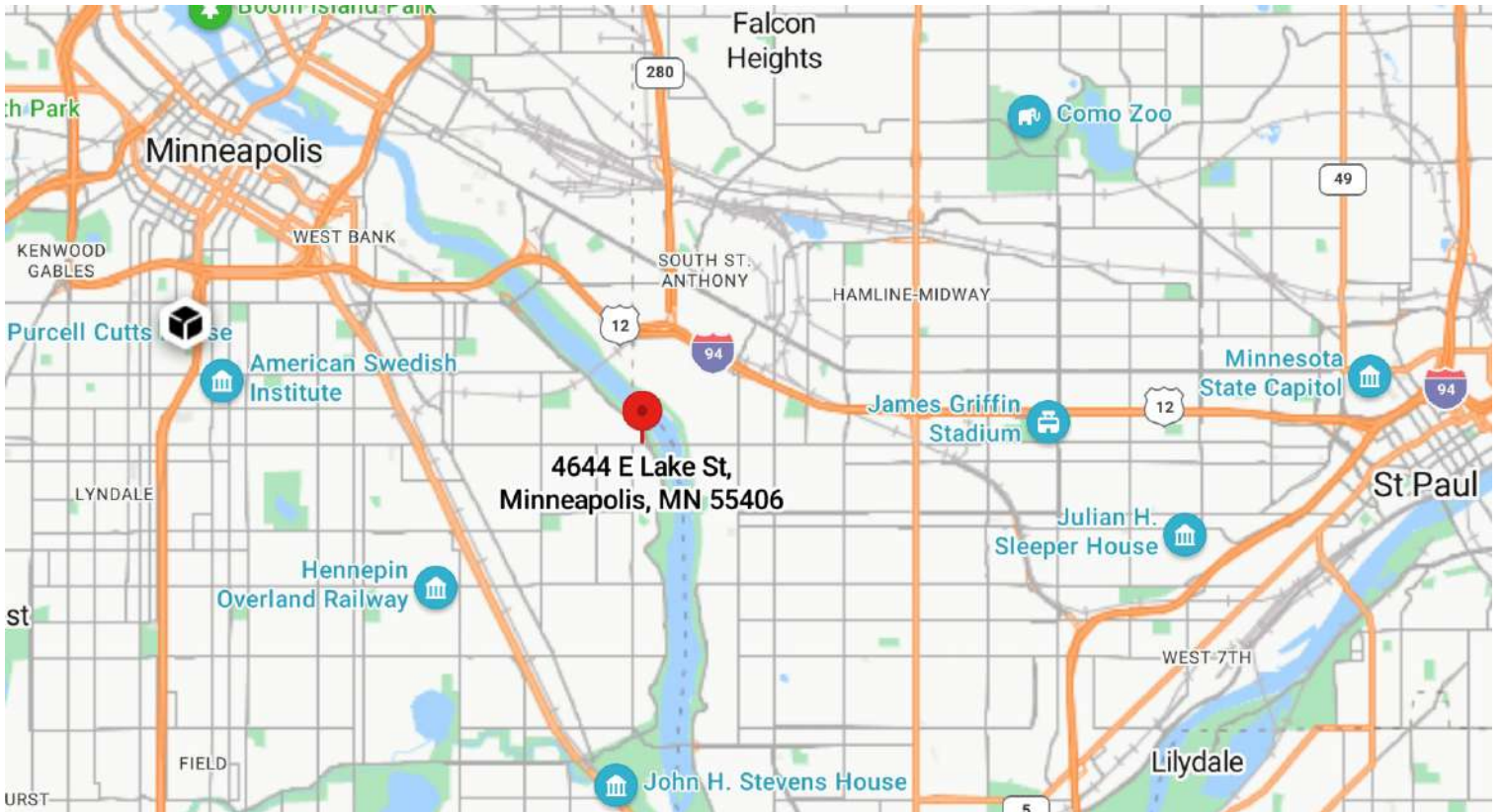
This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com
info@SpaceAvailableMN.com | 952.921.5844

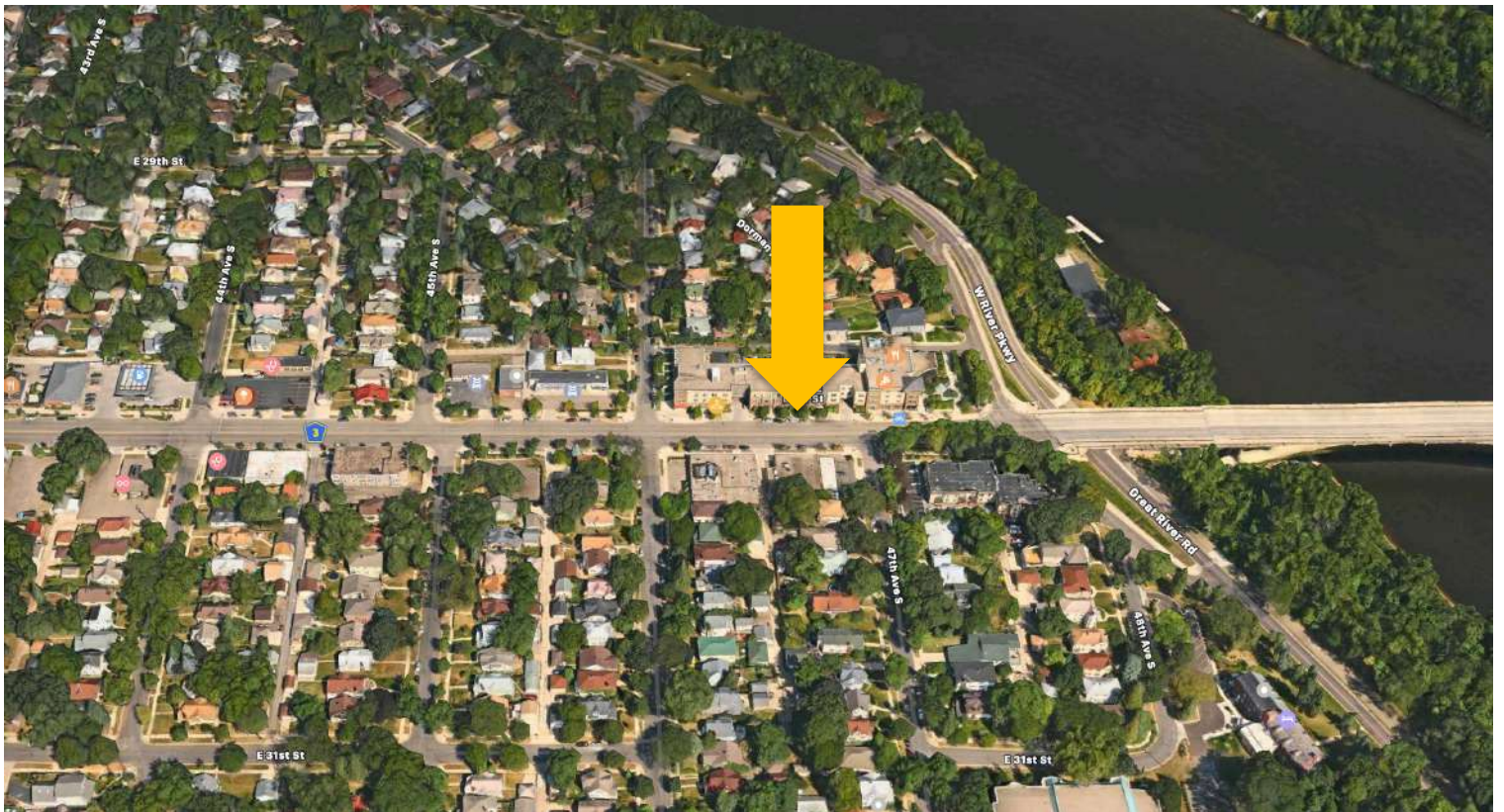
Site Plan



Map



Aerial



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.