



FOR LEASE

MN46 Retail Space

4016 East 46th Street
Minneapolis, MN 55406



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

NEW BUILD consisting of ± 854 SF retail space within a Class-A Multi-Family Property.
The space is in shell condition, ready for the future tenant to make it their own. Plenty of configuration and finish options. High foot traffic on hard corner of Minnehaha and 46th St. Building Signage is available.

PROPERTY HIGHLIGHTS

- ◆ High Occupancy Apartments
- ◆ High Profile Apartments in a Rapidly Developing Neighborhood
- ◆ Walkable Area with Many Nearby Retailers
- ◆ Hard Corner with High Visibility
- ◆ Excellent for Retail, Restaurants, or mixed-use concept

OFFERING SUMMARY

Asking Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	± 854 SF
Lot Size:	± 0.36 Acres
Building Size:	NEED SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	750	2,132	8,612
Total Population	1,307	4,269	17,458
Average HH Income	\$73,075	\$91,866	\$92,970

PROPERTY DETAILS

Lease Rate	\$25.00 SF/YR
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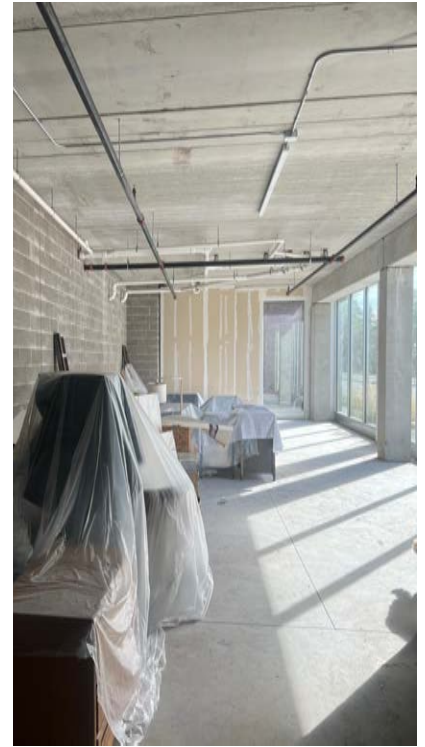
LOCATION INFORMATION	
Building Name	MN46 Retail Space
Street Address	4555 Minnehaha Ave
City, State, Zip	Minneapolis, MN 55406
County	Hennepin
Market	Minneapolis
Sub-market	Highland Park/Nokomis
Cross-Streets	Minnehaha Ave & E 46th St
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Highway 55
Nearest Airport	Minneapolis Saint Paul International Airport

BUILDING INFORMATION	
Available Space	± 854 SF
Building Class	A
Tenancy	Single
Year Built	2020
Condition	Shell-Condition

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Restaurant or Mixed - Use
Zoning	C-1
Lot Size	± 0.36 Acres
APN #	0702823430214
Lot Frontage	± 110 ft
Lot Depth	± 90 ft
Corner Property	Yes
Traffic Count	± 21,800 VPD
Traffic Count Street	Minnehaha Ave & 46th St E

PARKING & TRANSPORTATION	
Street Parking	Yes
Parking Type	Surface

ADDITIONAL
PHOTOS



This architectural site plan illustrates the layout of a building complex, including parking spaces and street frontage. Key features include:

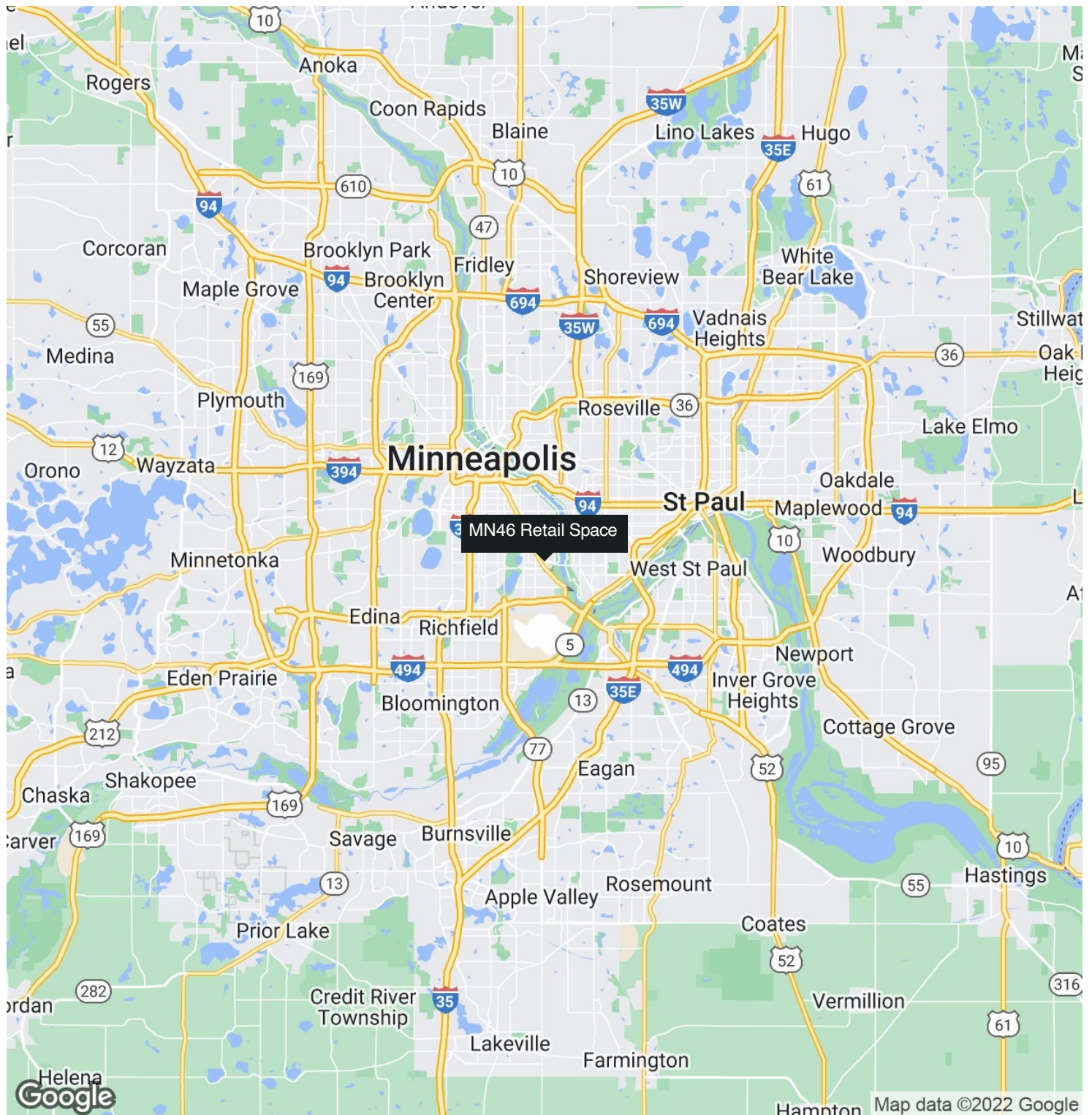
- Building Footprints:** Labeled with circled numbers 1 through 12, showing various building sections and their dimensions.
- Parking Spaces:** Indicated by numbered circles (1 through 12) and labeled "PARKING SPACES (6 PARKS)".
- Street Frontage:** The plan shows the building's relationship to the street, with dimensions for setbacks and frontage.
- Access and Entrances:** Specific areas are marked as "ACCESSIBLE ENTRANCES" and "LINE OF FOUNDATION BELOW".
- Other Features:** Includes a "RETAIL" area, a "FINISHED FLOOR" with an elevation of 625'-0", and a "PERIMETER" line with an elevation of 625'-0".

Lease Type:	NNN	Asking Lease Term:	60+ months
Total Space:	± 854 SF	Asking Lease Rate:	\$25.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	854 SF	NNN	\$25.00 SF/yr	± 854 SF of Retail Space, shell condition perfect for a multitude of uses.



REGIONAL MAP



LOCATION MAP



RETAILER MAP



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CITY INFORMATION

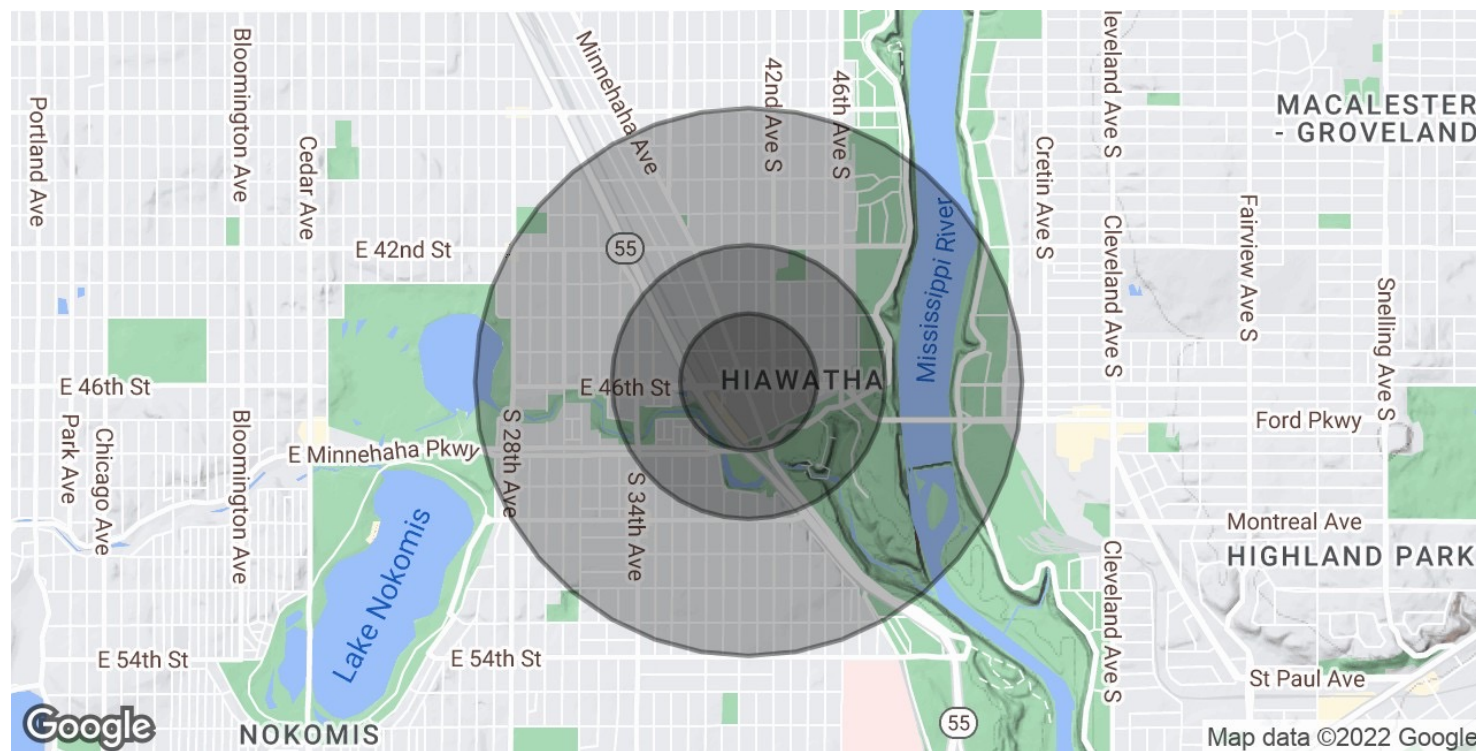


LOCATION DESCRIPTION

MN46 is a mixed-use, multi-family development on the corner of 46th and Minnehaha Avenue in the Greater Longfellow Community of South Minneapolis. This retail space adds value to an up-and-coming neighborhood in the Twin Cities. MN46 is conveniently located minutes from Downtown Minneapolis and many of the local amenities: Minnehaha Falls Regional Park, Mall of America, MSP International Airport, and the University of Minnesota.

LOCATION DETAILS	
Market	Minneapolis
Sub Market	Highland Park/Nokomis
County	Hennepin
Cross Streets	Minnehaha Ave & E 46th St
Street Parking	Yes East Side of Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Highway 55
Nearest Airport	Minneapolis Saint Paul International Airport

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,307	4,269	17,458
Average Age	39.6	42.8	42.1
Average Age (Male)	41.2	41.8	41.4
Average Age (Female)	39.6	44.2	43.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	750	2,132	8,612
# of Persons per HH	1.7	2.0	2.0
Average HH Income	\$73,075	\$91,866	\$92,970
Average House Value	\$250,706	\$264,565	\$263,002

* Demographic data derived from 2020 ACS - US Census

MEET THE TEAM



CHRIS MISSLING

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Chris Missling is the Senior Vice President of Multi-Family & Investment Sales for NAI Legacy, a commercial brokerage and investment firm. In addition, Chris' partnership group owns over 500-units of multifamily. His 12-years of experience includes sourcing, underwriting, property management, and contributing to the capital stack. He started as an analyst in 2012 for the first SFR REIT where he assisted in over 400 transactions in Tampa. In 2015 Chris, went to Atlanta as an aggregator for GBC who acquired 2,700 properties, starting with the first 18 from Missling.



AMELIA BJORKLUND

Investment Analyst / Associate Broker

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At NAI legacy, Amelia Bjorklund is a marketing and investment sales specialist, specifically concerning Net Leased Properties. She has contributed towards the acquisition, marketing, syndication, and leasing of over \$220M of properties since graduating. Amelia is skilled in the use of real estate technology to help her clients.

Amelia graduated from Gustavus Adolphus College in the spring of 2021 with a degree in Biology and Psychology. She earned high levels of success by gaining acceptance in Beta Beta Beta, Psi Chi, and Phi Beta Kappa - the biology & psychology honors society as well as the liberal arts & sciences honors society, respectively. She also exhibited athletic excellence earning multiple All-American recognitions.