



# 4TH AND PARK TOWER

700 S 4th Street | Minneapolis, MN 55415

## Street Level Retail Space For Lease

**Space Available:** 1,345 sf

- 2024 CAM/Tax: \$13.00 psf
- Lease Rate: Negotiable

### Highlights and Features:

- New development
- Residential tower- 25-story, 350-unit
- Dense housing population
- Nearby Light Rail Station
- Covered Parking: 100 spaces
- Parking Ramp (Fleet Farm): 1,610 parking stalls
- Access to CBD Skyway
- Neighboring tenant: US Bank Stadium (home of Minnesota Vikings), The Armory (8,400-person music & events venue), The Commons (4.2-acre public green space) Trader Joe's, Mill City Museum, Guthrie Theater, The Depot Minneapolis, Bar Zia, Crooked Pint Ale House, Subway, Caribou Coffee, Off the Rails, Sawatdee Thai, OUI Bar & Kitchen, Jimmy John's, and more



### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 14,968, 3 miles - 155,222, and 5 miles - 319,999
- Average Daytime Population: 1 mile - 67,525, 3 miles - 149,356, and 5 miles - 212,772
- Average Household Income: 1 mile - \$59,607, 3 miles - \$47,539, and 5 miles - \$57,120
- S 4th St - 4,004 vpd, 5th Avenue S - 6,921 vpd, Portland Avenue - 3,994 vpd, and S 33rd St - 7,491 vpd



**Christianson & Company**  
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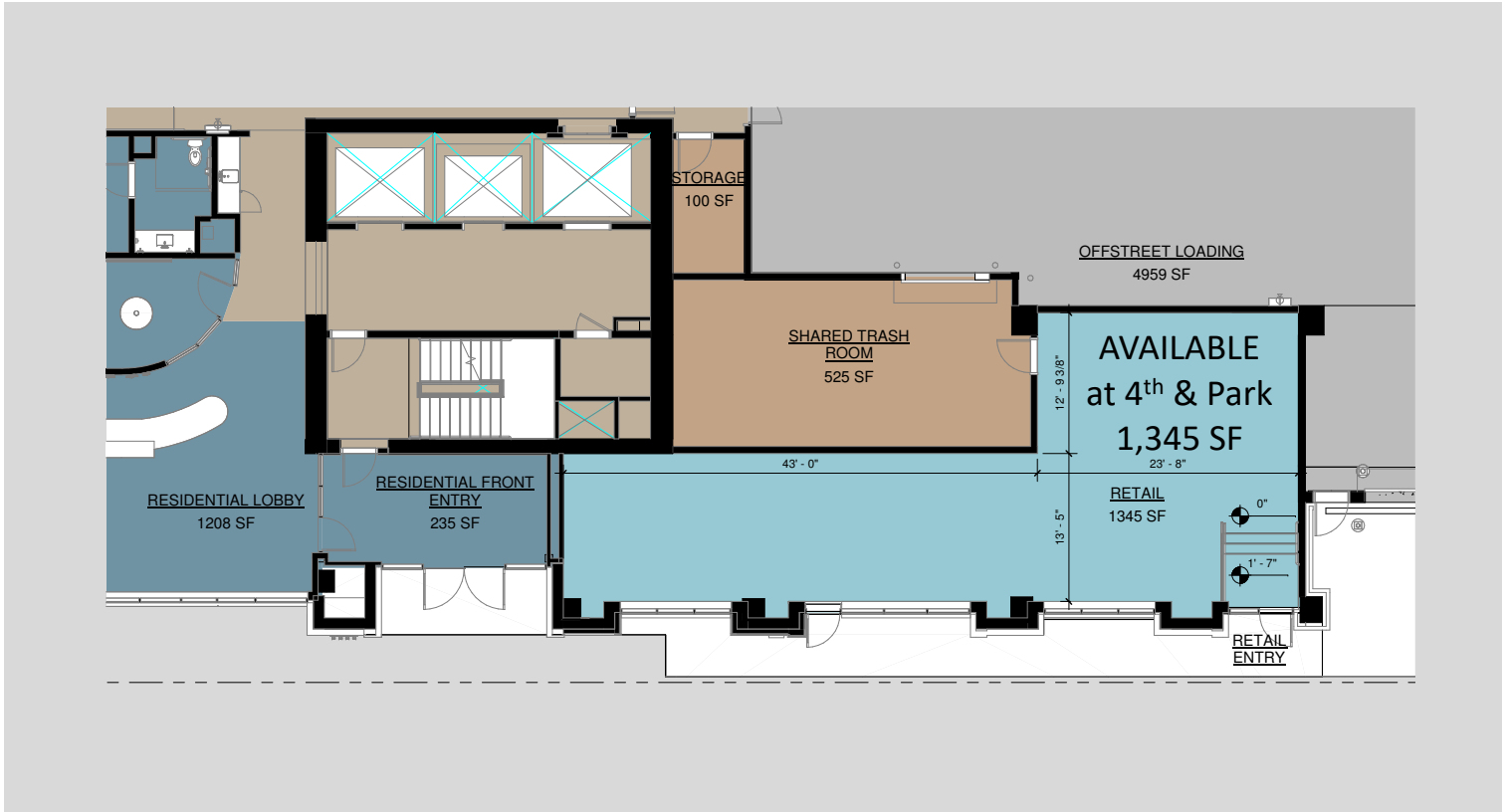
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## Floor Plan



## Aerial



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