



Minneapolis, MN 55406

## Retail | Former Pizza 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: 17,540 vpd and 46th Avenue S: 1,132 vpd



Christianson & Company  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**CORFAC**  
INTERNATIONAL

**MARILYN FRITZE**

612.804.4364

[marilyn@christiansonandco.com](mailto:marilyn@christiansonandco.com)

**MARY LINDELL**

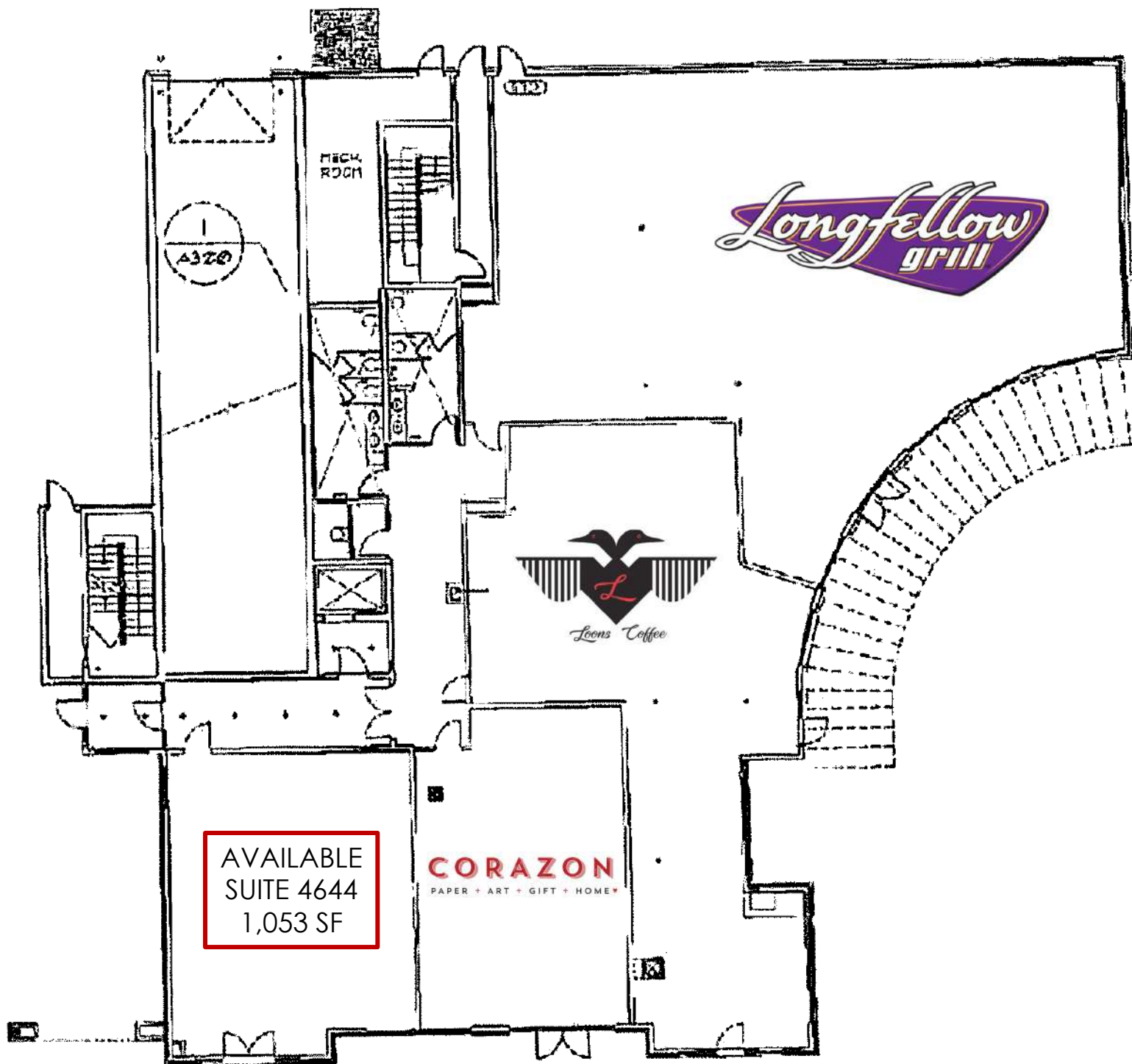
612.747.9854

[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

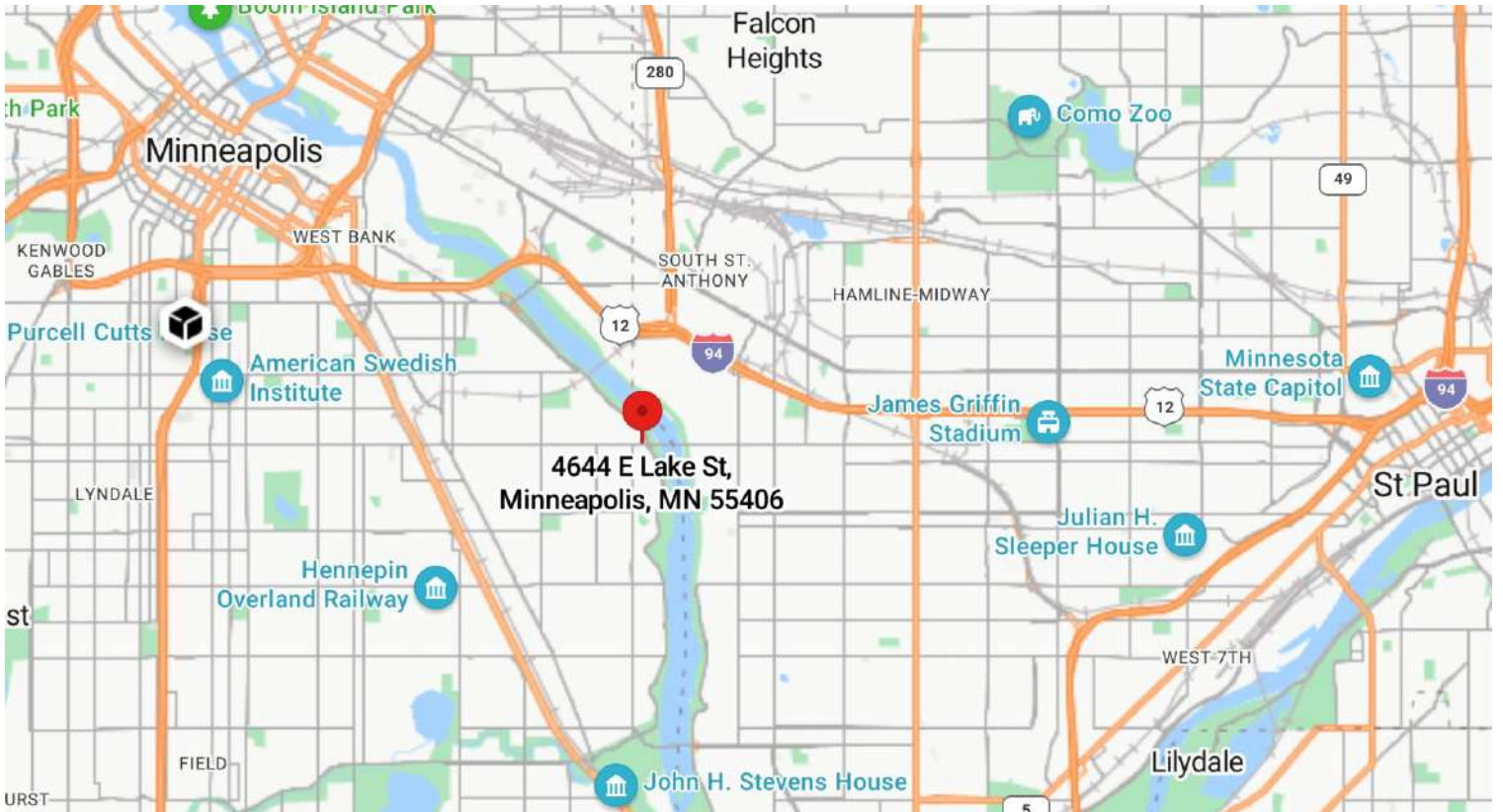
This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)  
[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844

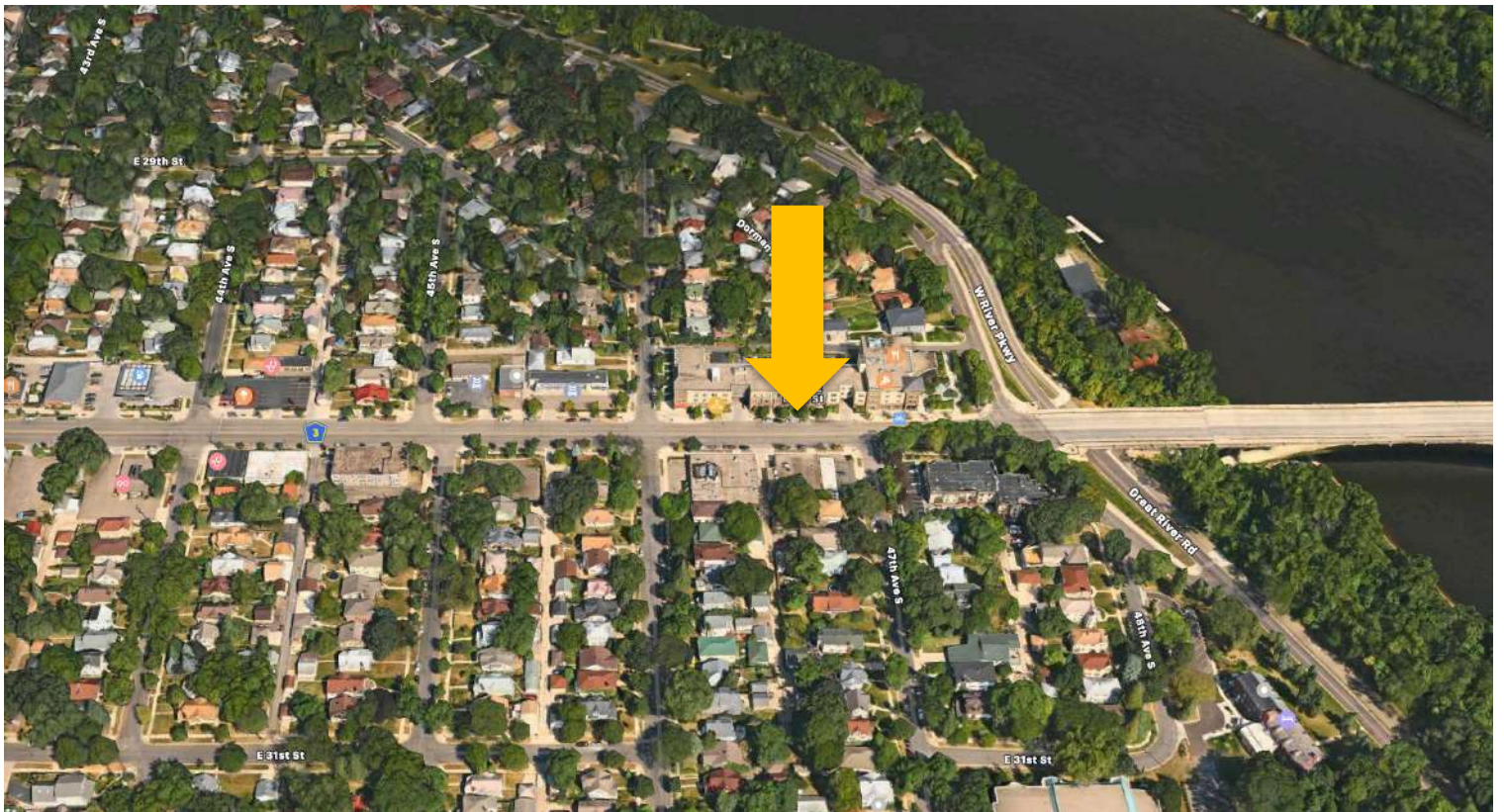
Site Plan



## 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.