



For Lease

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4644 E Lake Street Minneapolis, MN 55406

Retail | Former Pizza Space For Lease | 1,053 SF

- Available: Suite 4644 | 1,053 SF
 - 2024 CAM/Tax: \$11.32 PSF
 - Lease Rate: \$29.00 PSF Net
- Just steps away from West River Parkway
- Off street parking
- Common area restrooms
- Light rail line - 5 minutes away
- Located in 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



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Location Overview

Demographics

Average Household Population

1 Mile 7,636

3 Miles 101,833

5 Miles 299,563

Average Household Income

1 Mile \$79,867

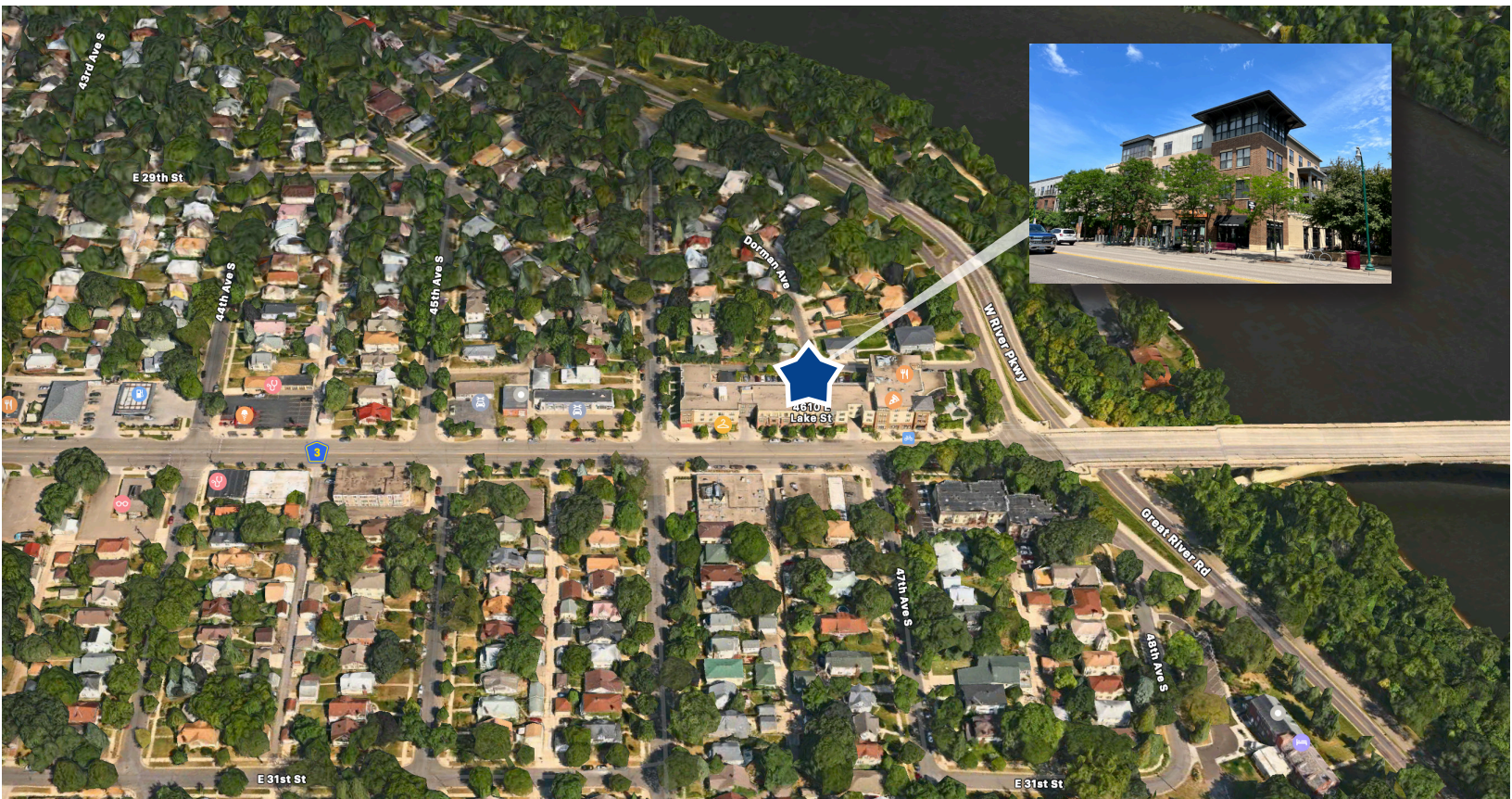
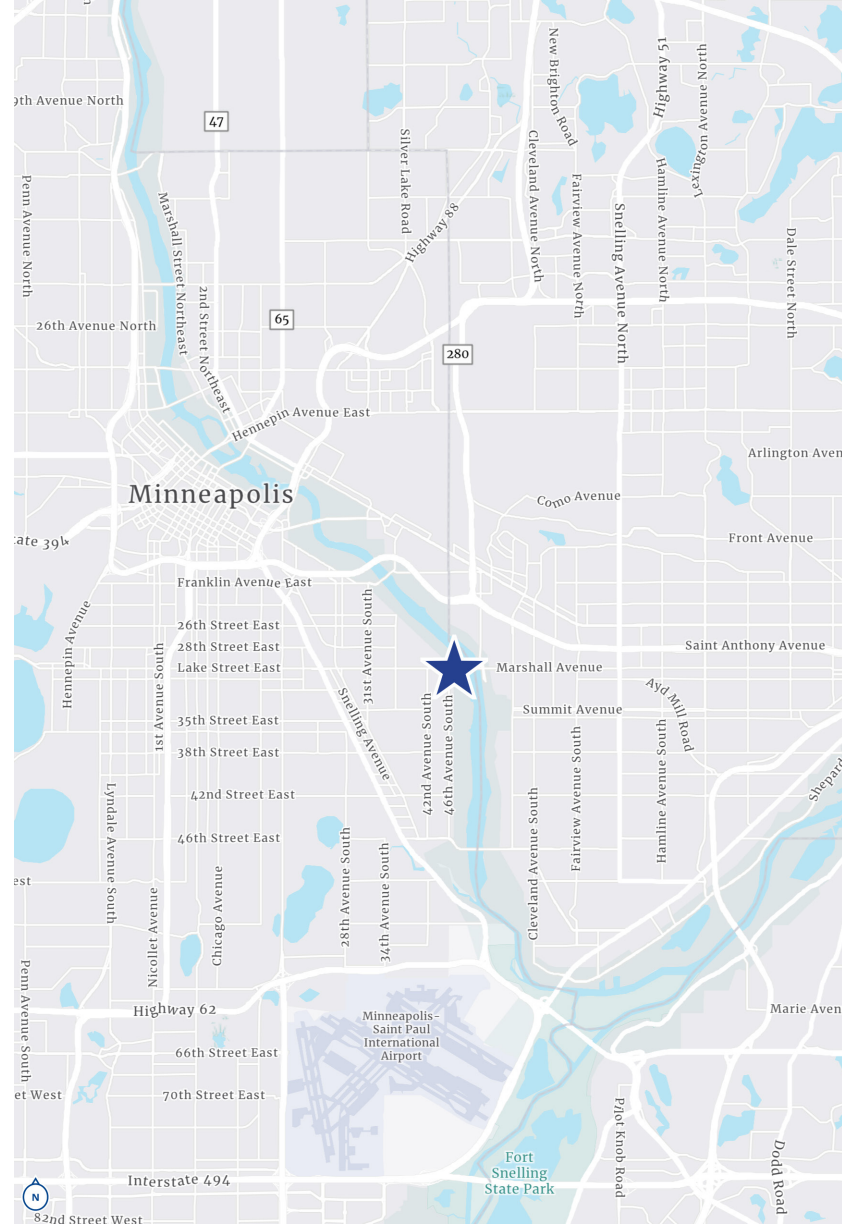
3 Miles \$65,971

5 Miles \$62,334

Traffic Counts

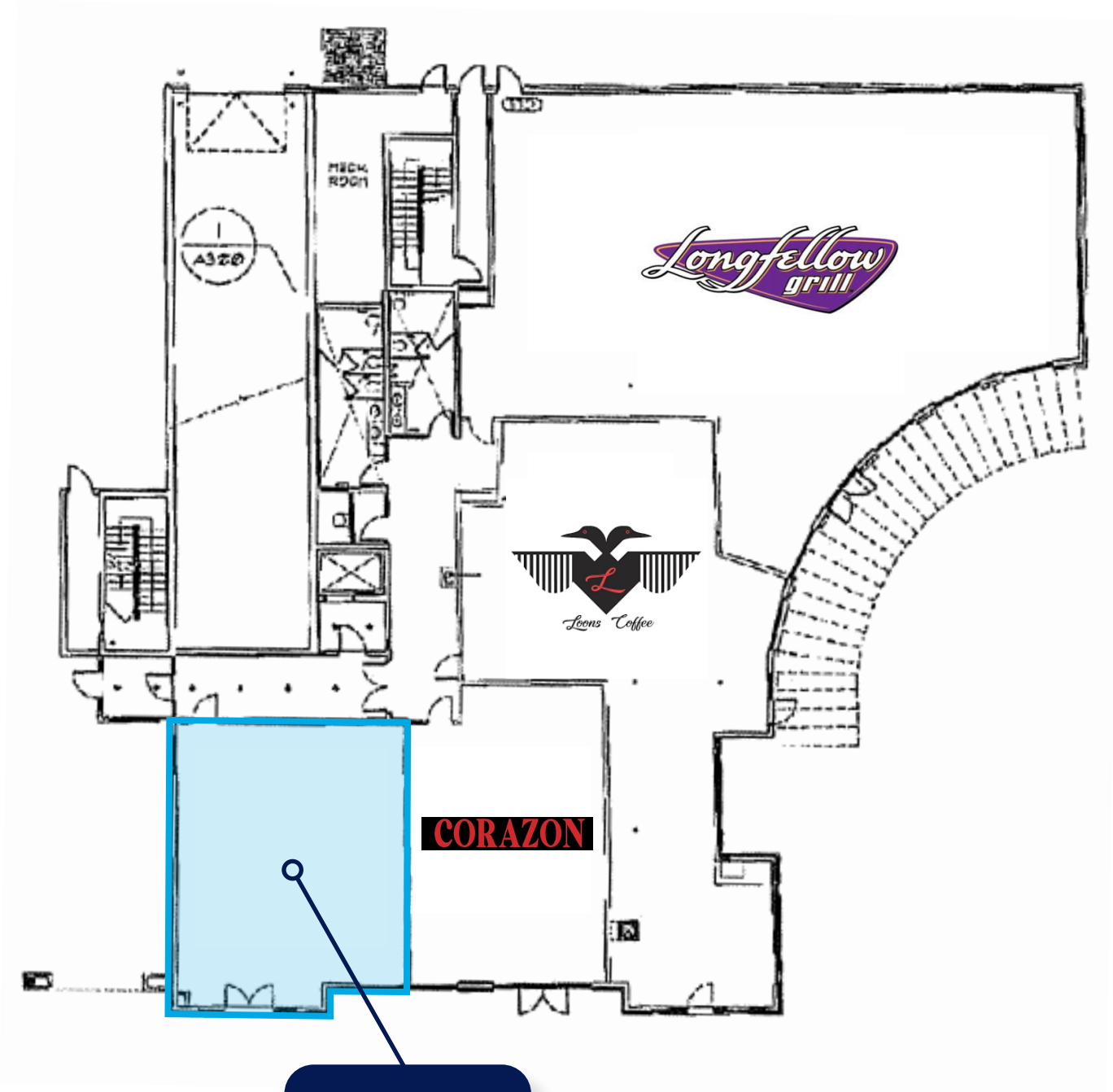
Lake Street E 17,540 vpd

46th Avenue S 1,132 vpd



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Site Plan



Suite 4644

1,053 SF



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