



# PARKWAY PLAZA

## MINNEAPOLIS, MN

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### Property Highlights:

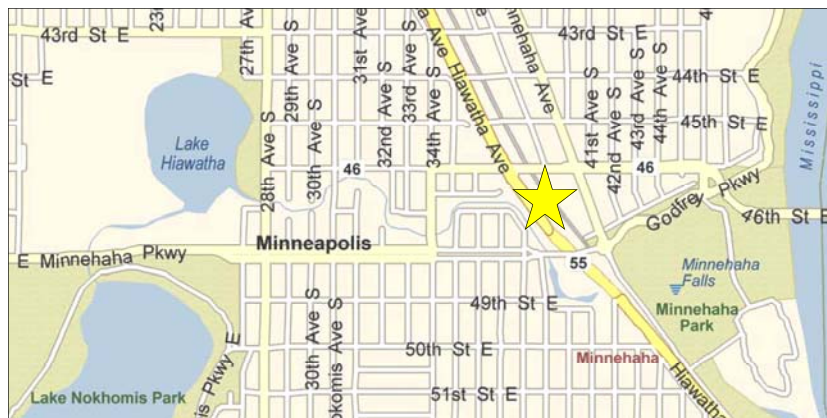
Parkway Plaza in Minneapolis is your neighborhood gathering place.

Located just south of the 46th Street/Hiawatha Avenue intersection, this location gets optimal daily pedestrian and vehicular traffic. In addition, at 46th Street there is a popular Light Rail Transit stop.

Burger King and Ember's Restaurant directly flank the north and south ends of this project. The center itself features national retailers including Subway, Domino's Pizza, and Blockbuster Video. Additionally, Parkway Plaza enjoys a healthy mix of professional offices including chiropractic, dental, and hearing services to name a few.

MNDOT's 2007 estimated traffic counts along Highway 55 (Hiawatha Avenue) number approximately 23,000, not including LRT passengers. Counts along 46th Street are recorded as 14,500 vehicles per day.

Contact Nancy or Derrick for more information.

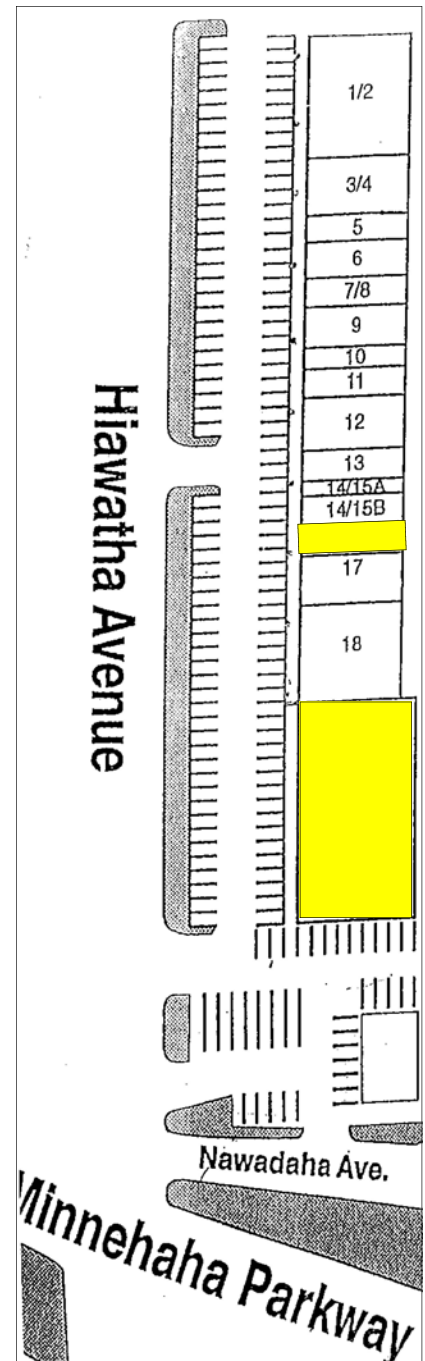




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## MINNEAPOLIS, MN

<b>Location</b>	4701-4751 Hiawatha Avenue, Minneapolis, MN 55406 (Hennepin County)		
<b>Building Size</b>	37,526 sf		
<b>Usage Type</b>	Service-Retail-Office		
<b>Available</b>	1,054 (Retail) 11,163 sf (Office)		
<b>Lease Rate</b>	\$16.00 psf, NNN (Retail) \$13.75 (Office)		
<b>2010 CAM</b>	\$3.32 psf, estimated		
<b>2010 Taxes</b>	\$4.10 psf, estimated		
<b>2010 Total Ops</b>	\$7.42 psf, estimated		
<b>Parking</b>	150 stalls		
<b>Co Tenants</b>	Blockbuster Video, Nail Tips, River Parkway Chiropractic, Masterplan Hearing, Subway, For Pet's Sake, Domino's, Allstate, Dental Office, Dry Cleaner's, and more!		
<b>Demographics</b> <i>(2009)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	16,781	141,160	405,964
Households	8,027	58,946	176,179
Avg. HH Income	\$76,341	\$79,881	\$73,737
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