

4056 CENTRAL AVE. NE, COLUMBIA HEIGHTS



# Retail For Lease

4056 CENTRAL AVE. NE, COLUMBIA HEIGHTS, MN 55421



FOR LEASE

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**PRESENTED BY:**

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# PROPERTY SUMMARY- 4056 CENTRAL AVE., COLUMBIA HEIGHTS

4056 NORTHEAST CENTRAL AVENUE



## Property Summary

Space Available:	1,850 SF End Cap
Base Rent PSF:	\$17.00/SF/YR. NNN
CAM & Taxes (2026):	\$6.49/SF/YR.
Total Monthly Rent:	\$3,620/month
Building Size:	3,150 SF
Year Built:	1955
Zoning:	Central Business District
Traffic Counts:	24,136 per day

## Property Overview

1,850 SF Retail End Cap Space available with excellent signage and visibility to Central Avenue. Formerly occupied by a staffing company. The space has a reception area, two private offices with ability to add one or two more, a conference room, a break room, and a restroom.

## Property Highlights

- Located at the corner of Central Avenue and 41st Avenue on a controlled intersection.
- Building signage facing Central Avenue and 41st Avenue
- Recently painted building exterior!
- High traffic counts (24,136 per day)

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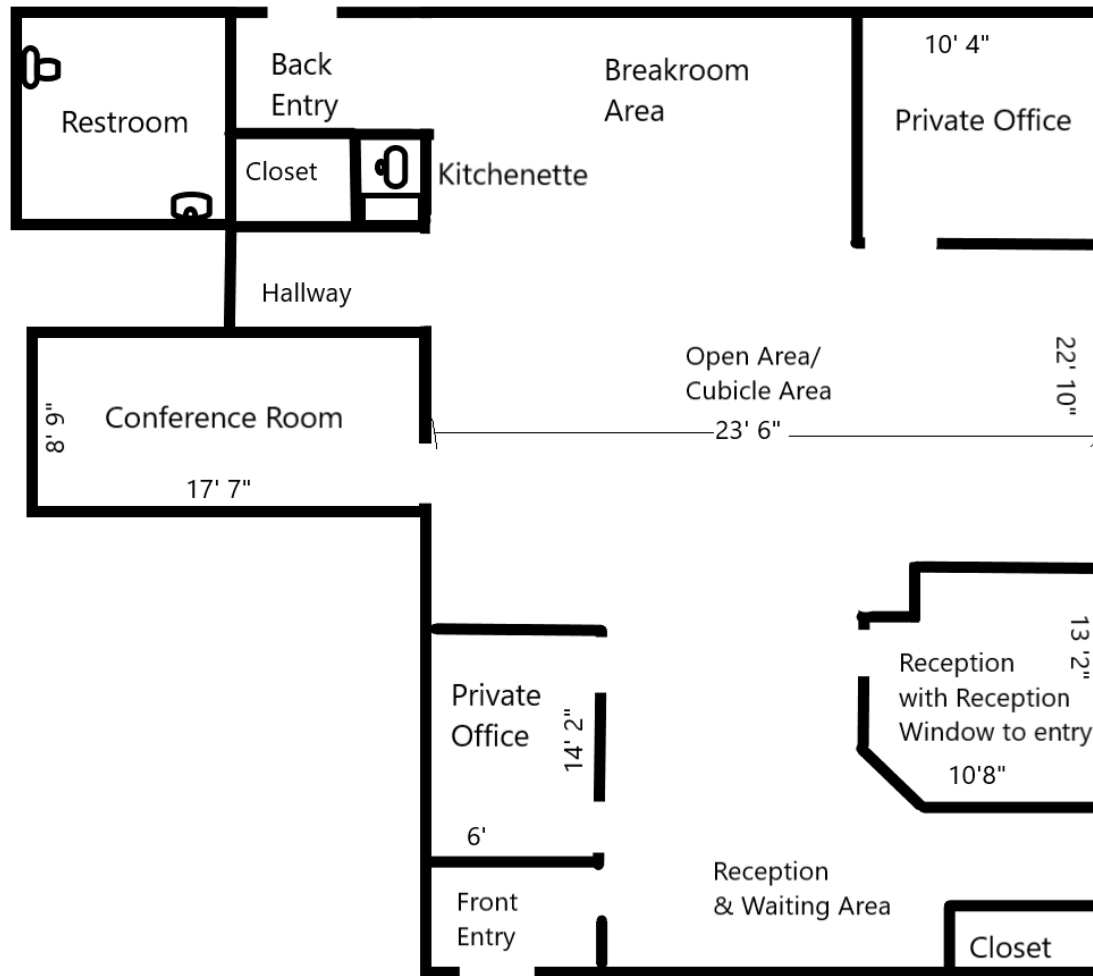


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# FLOOR PLAN

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# PROPERTY PHOTOS

4056 NORTHEAST CENTRAL AVENUE



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# PARKING MAP

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# ZONING PERMITTED USES

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## Zoning Permitted Uses

CBD, Central Business District.

**Permitted uses.** Except as specifically limited herein, the following uses are permitted within the CBD, Central Business District:

- (a) Multiple-family residential, when located above a first floor commercial use.
- (b) Government offices.
- (c) Government protective services facility.
- (d) Public parks and/or playgrounds.
- (e) School, vocational or business.
- (f) School, performing/visual/martial arts.
- (g) Auditorium/place of assembly.
- (h) Billiards hall.
- (i) Bowling alley.
- (j) Clinic, medical or dental.
- (k) Clinic, veterinary.
- (l) Licensed day care facility, adult or child.
- (m) Financial institution.
- (n) Food service, convenience (fast food).
- (o) Food service, limited (coffee shop/deli).
- (p) Food service, full service (restaurant/nightclub).
- (q) Health or fitness center.
- (r) Hotel or motel.
- (s) Laboratory, medical.
- (t) Liquor store, off-sale.
- (u) Museum or gallery.
- (v) Office.
- (w) Retail sales.
- (x) Service, professional.
- (y) Studio, professional.
- (z) Studio, radio or televisions.
- (aa) Theater, live performance.
- (bb) Theater, movie.

**Conditional uses.** Except as specifically limited herein, the following uses may be allowed in the CBD, Central Business District, subject to the regulations set forth for conditional uses in § [9.104](#), Administration and Enforcement, and the regulations for specific uses set forth in § [9.107](#), Specific Development Standards:

- (a) Arcade.
- (b) Outdoor sales and/or display.
- (c) Outdoor storage.
- (d) Parking ramp.
- (e) Club or lodge.
- (f) Fences greater than six feet in height.
- (g) Community center.
- (h) Recreational facility (indoor/outdoor).
- (i) Banquet hall.
- (j) Brewer taproom.
- (k) Brew pub.

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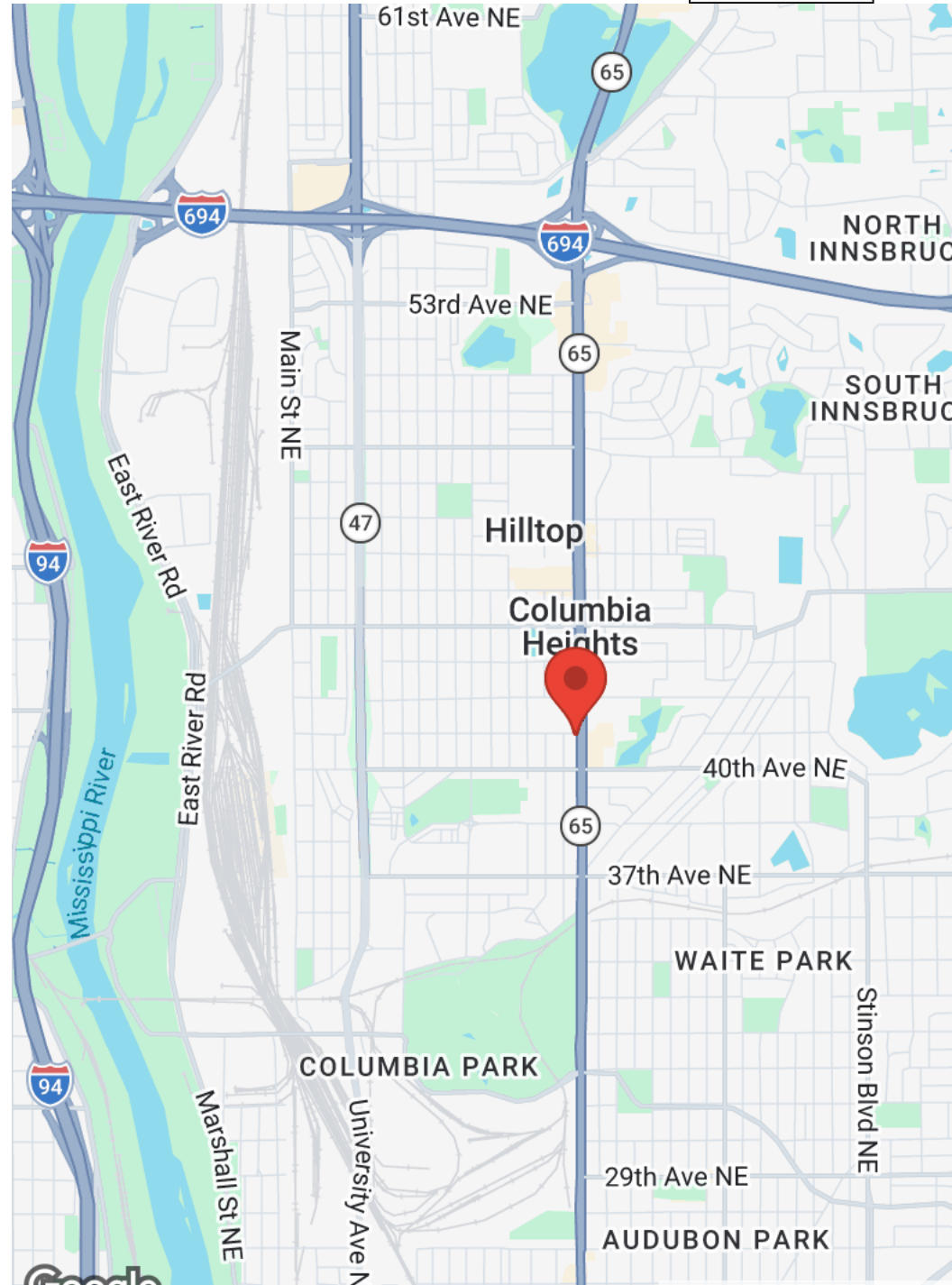
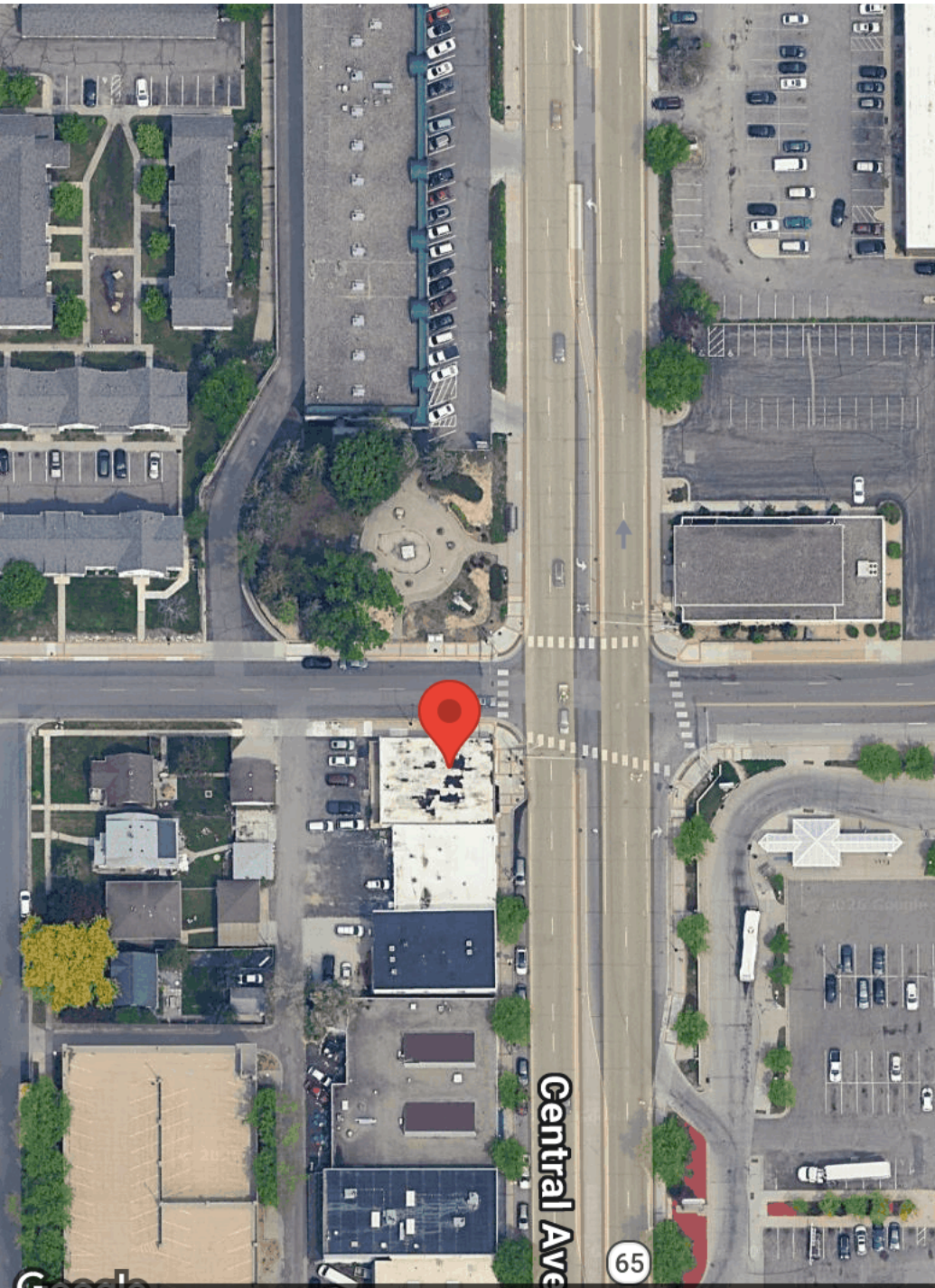


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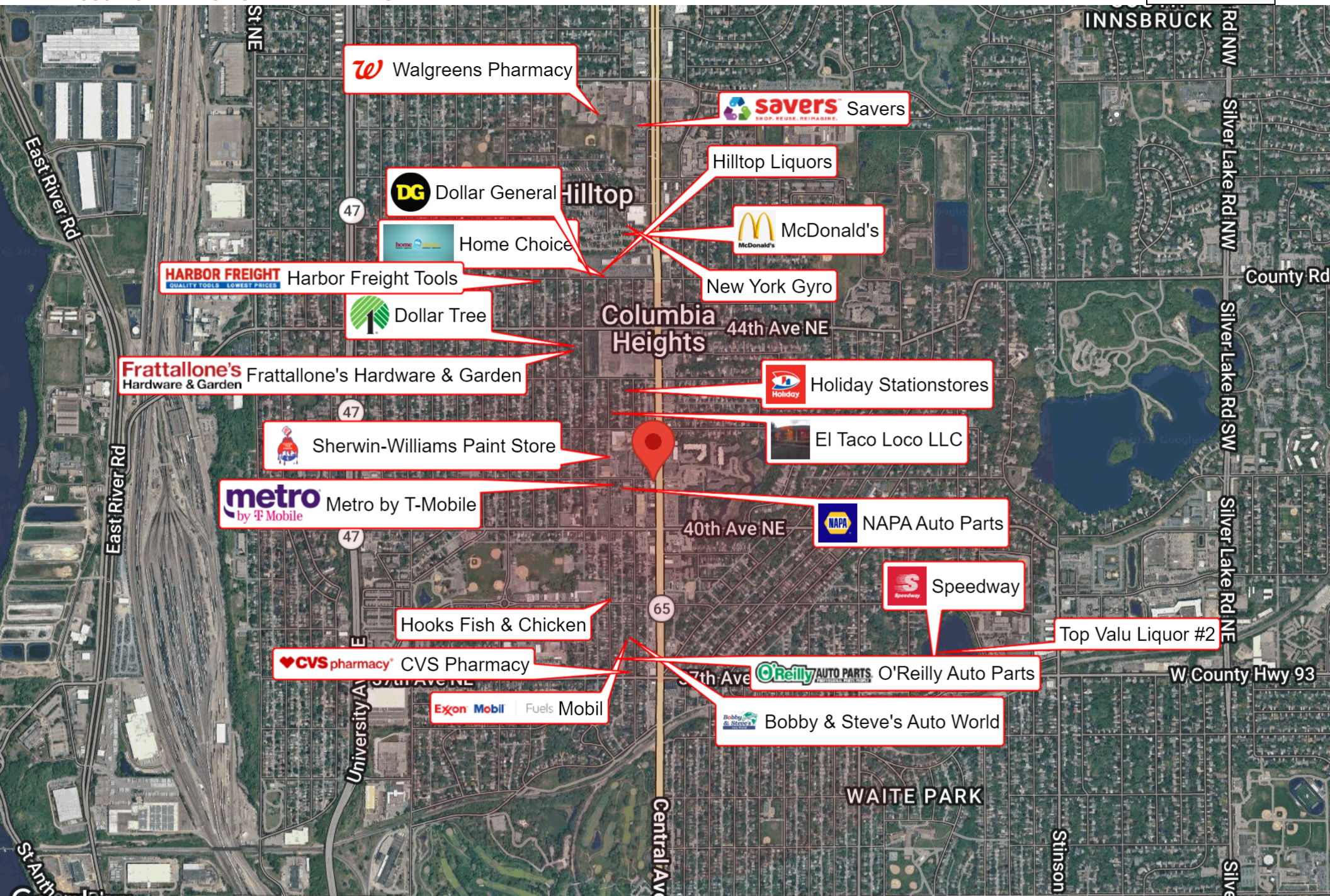
# LOCATION MAPS

4056 NORTHEAST CENTRAL AVENUE



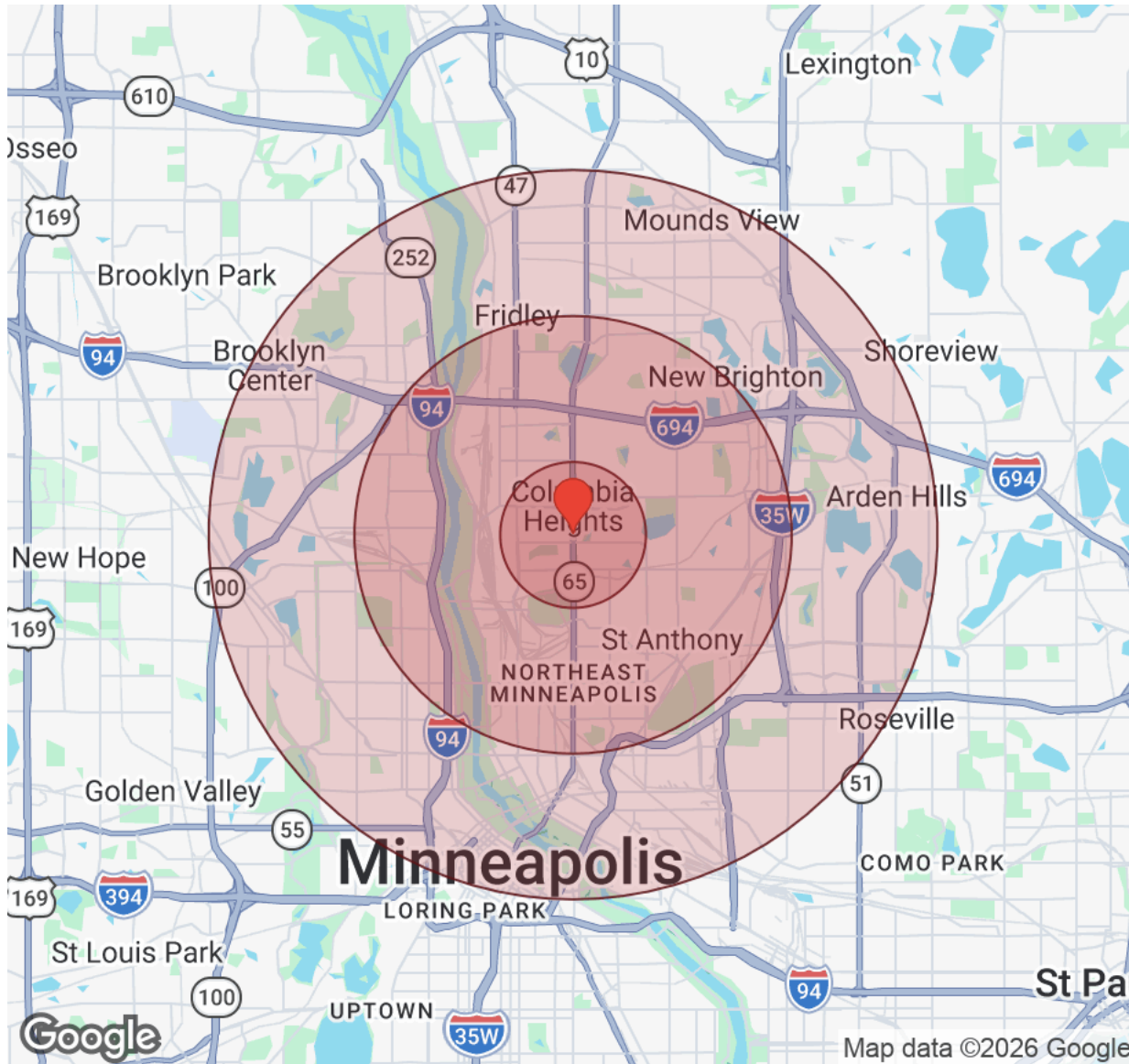
# BUSINESS MAP

4056 NORTHEAST CENTRAL AVENUE



# DEMOGRAPHICS

4056 NORTHEAST CENTRAL AVENUE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,689	61,144	178,412
Female	10,563	60,230	165,643
Total Population	21,252	121,374	344,055

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,417	69,948	193,841
Black	4,905	24,578	71,839
Am In/AK Nat	117	607	1,755
Hawaiian	6	24	69
Hispanic	2,988	12,599	31,309
Asian	1,184	9,224	32,513
Multiracial	616	4,200	12,180
Other	19	194	585

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,088	54,871	157,814
Occupied	8,700	51,054	145,445
Owner Occupied	5,376	30,045	74,451
Renter Occupied	3,324	21,009	70,994
Vacant	388	3,817	12,368

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,074	22,669	60,862
Ages 15 - 24	2,559	14,038	54,096
Ages 25 - 54	9,444	53,962	148,608
Ages 55 - 64	2,202	12,593	33,508
Ages 65+	2,975	18,113	46,979

Income	1 Mile	3 Miles	5 Miles
Median	\$73,748	\$81,568	\$84,895
Under \$15k	985	3,848	12,373
\$15k - \$25k	733	2,869	8,024
\$25k - \$35k	504	3,382	7,994
\$35k - \$50k	900	4,846	13,492
\$50k - \$75k	1,291	8,722	23,407
\$75k - \$100k	1,254	7,078	18,772
\$100k - \$150k	1,448	9,493	27,856
\$150k - \$200k	831	4,627	13,542
Over \$200k	753	6,188	19,983

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