

# Hi-Lake Shopping Center

*7,990 SF retail space available!*

2100, 2106-2214, 2216-2218, 2130 East Lake Street  
Minneapolis, MN 55407

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## A longtime community anchor, rebuilt anew.

The Hi-Lake Shopping Center has been a part of the Phillips community for more than 50 years. Wellington purchased the eight-acre property in 2004 and began a major repositioning and renovation, which included a new canopy, facade, storefronts, parking lot, landscaping and two separate buildings in the outlots along Lake Street. The light rail-adjacent shopping center was again restored in 2020-2021 after the Lake Street riots and welcomed a new Burlington.

The property is part of Wellington's larger portfolio of work along the Lake & Hiawatha corridors. This roughly 25-acre area includes 424 transit-oriented residential units with shoppers looking to meet their daily needs close to home. Retailers enjoy significant foot traffic from these residents and light rail riders, as well as due to the property's high visibility on busy Hiawatha Avenue.

### Space Available

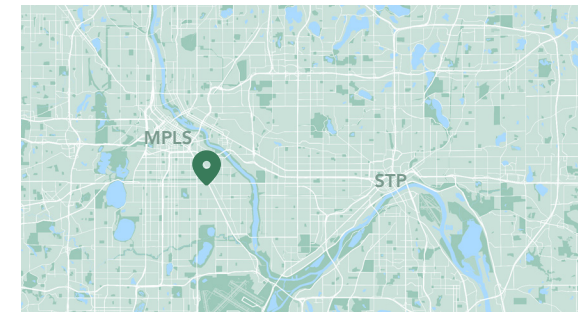
Owner, Developer, Manager, Leasing

150,000 SF; 7,990 SF retail available

338 surface stalls

Built in the 1960s, rebuilt in 2021

Phillips Neighborhood



## HIGHLIGHTS

- Retailers include Dollar General, Citi Trends, Burlington and more
- Highly visible from Hiawatha Avenue (42,397 VPD)
- Surrounded by residential developments by Wellington, including Corridor Flats, 22-Twenty and Blue Line Flats
- Adjacent to the Blue Line light rail, Lake Street/Midtown stop
- Within 10 minutes of Downtown Minneapolis (by car and light rail)
- One block from Midtown Greenway trail
- 14-16' clear heights

# Available Space - Retail



Suite 2210-2212: 3,721 SF

3D Tour [▶](#)



Suite 2118A: 1,911 SF



Suite 2218C: 2,358 SF

3D Tour [▶](#)

# Available Space - Storage



**WELLINGTON**  
MANAGEMENT

**Suite 2216B - Storage** **600 SF**

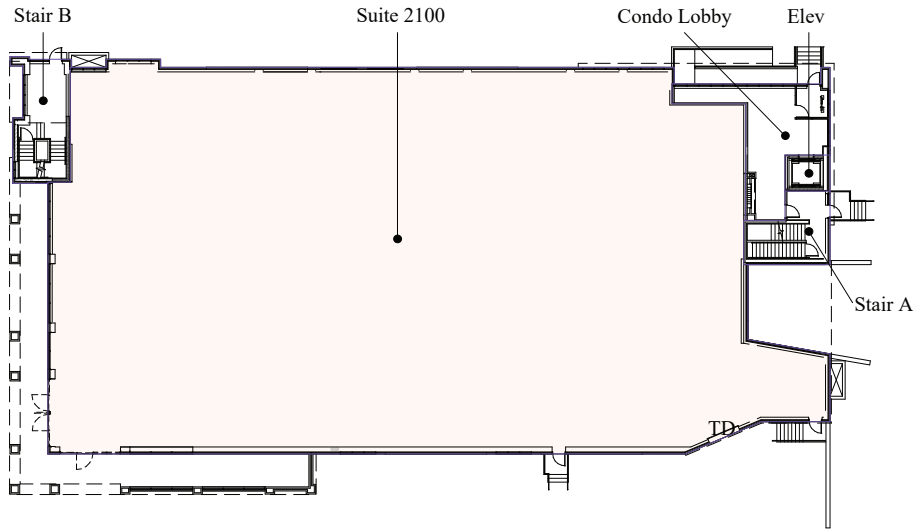


**WELLINGTON**  
MANAGEMENT

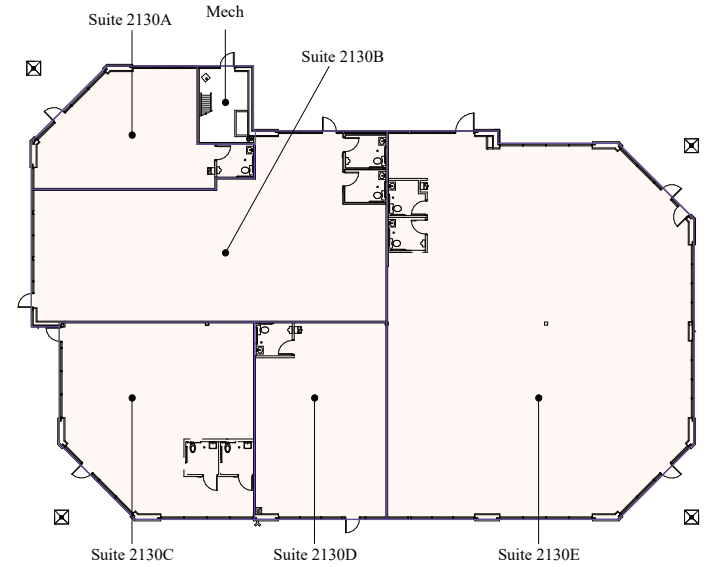
**Suite 2216D - Storage** **10,262 SF**

# Floor Plans

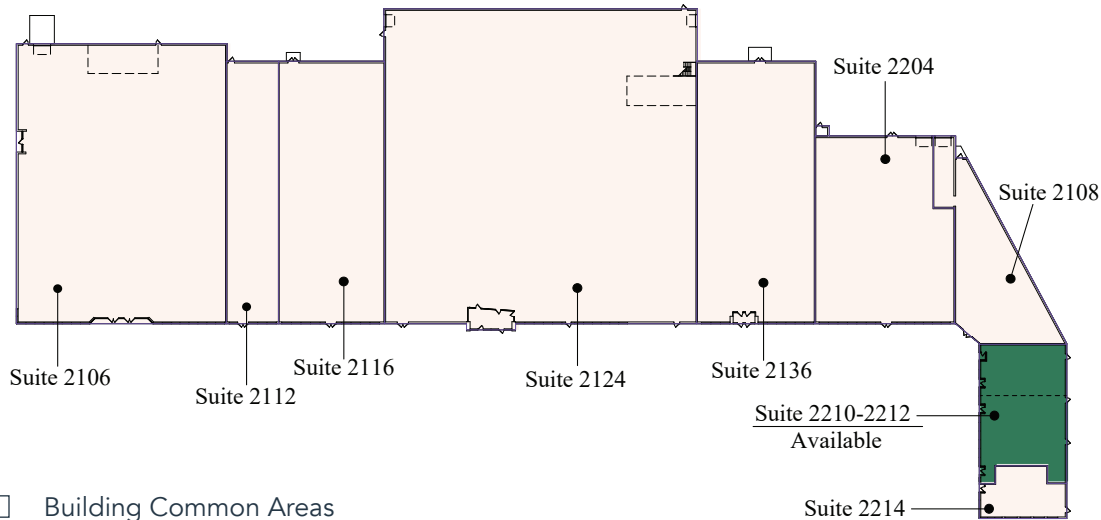
## 2100 Building



## 2130 Building

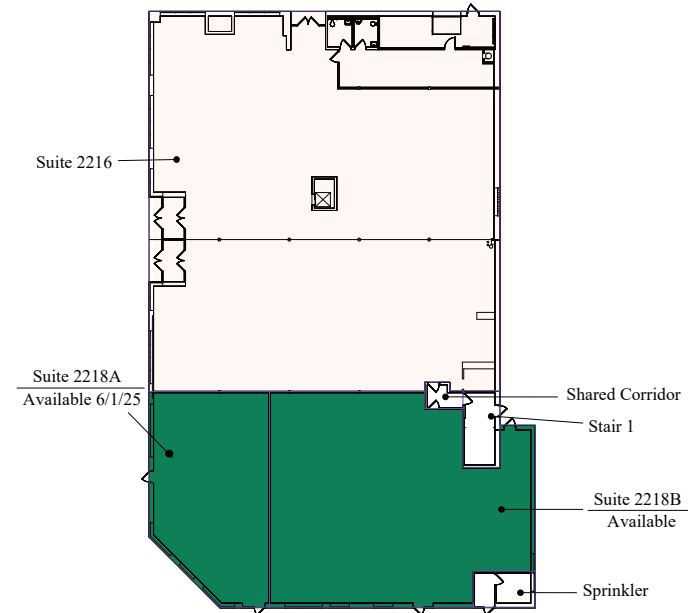


## 2106 - 2214 Building

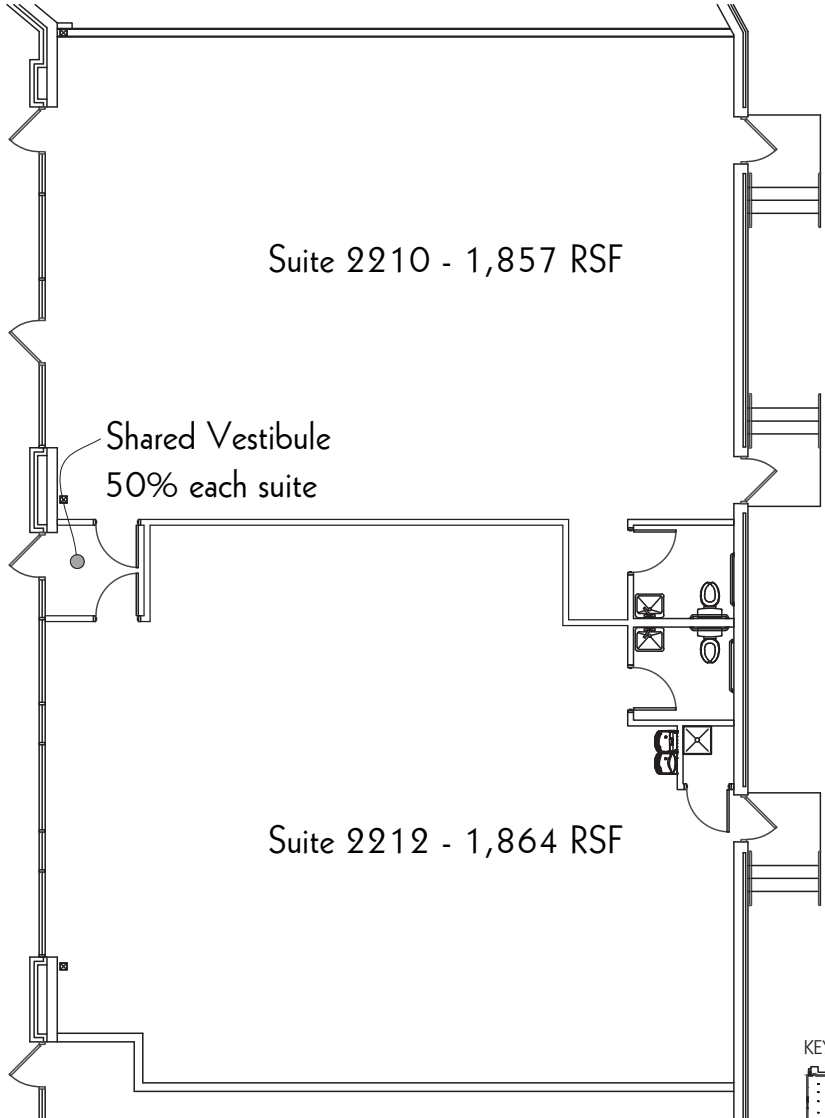


- Building Common Areas
- Available Space
- Occupied Space

## 2216 - 2218 Building



# Suite 2210 - 2212 Space Plan

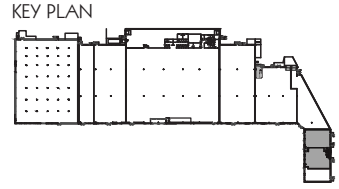


Suite 2210 - 1,857 RSF

Shared Vestibule  
50% each suite

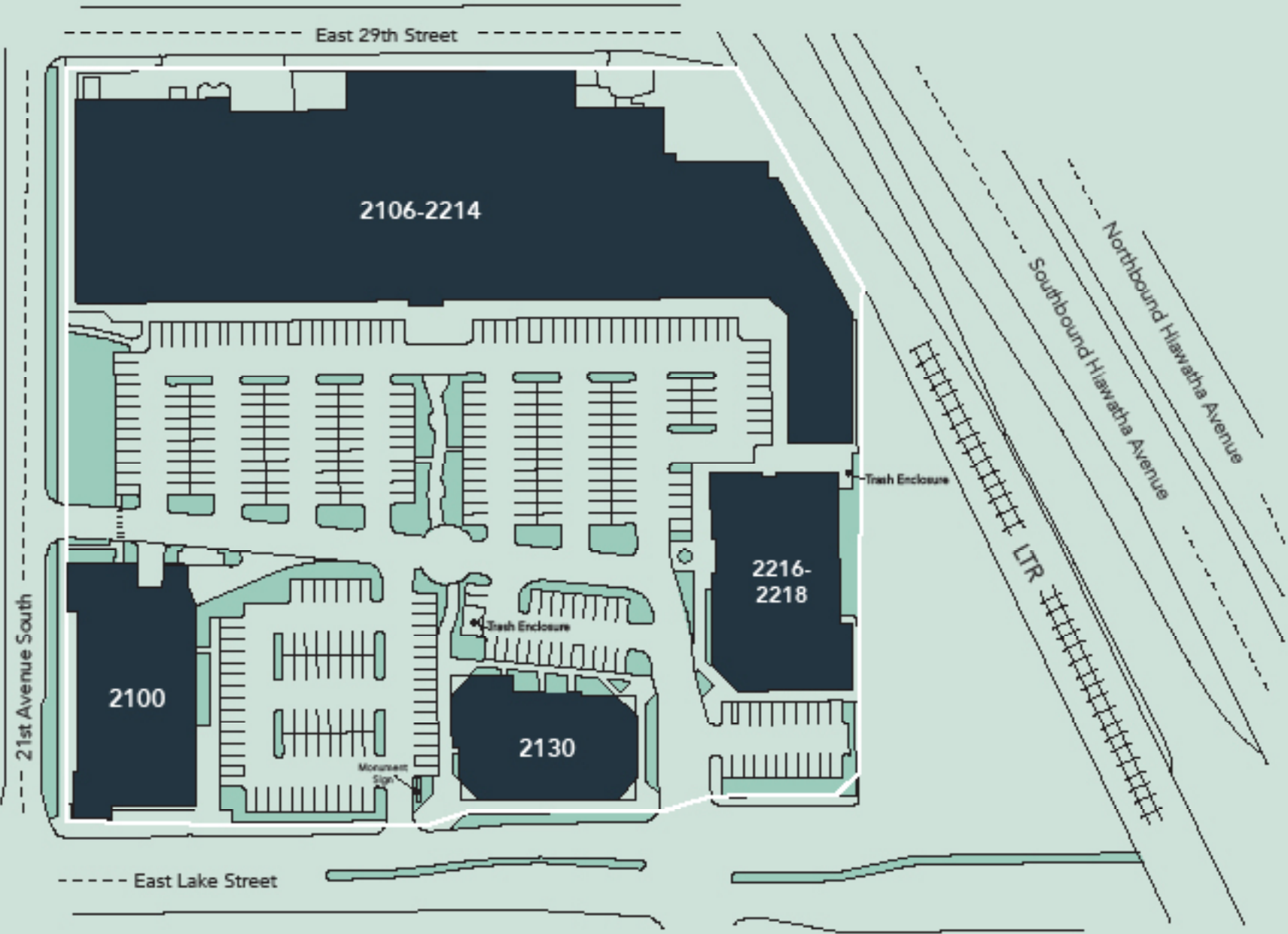
Suite 2212 - 1,864 RSF

Suite 2210 - 1,857 RSF  
Suite 2212 - 1,864 RSF  
Total 3,721 RSF



1 5 10 15  
PREPARED BY W.J.R. INC. FEBRUARY 4, 2025 NORTH

# Site Plan



# Neighborhood Context

## Hot Spots

1. Hi-Lake Shopping Center
2. Lake Street/Midtown LRT station
3. South High School
4. Universal Academy
5. Midtown Greenway
6. Sumo Grill & Buffet
7. Pineda Tacos
8. Albeiter Brewing
9. Moon Palace Books
10. The Hub Bike Co-op
11. East Lake Library
12. Multifamily housing

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	30,879	270,919	514,694
HOUSEHOLDS	11,118	123,862	228,498
AVG. INCOME	\$97,689	\$115,146	\$128,907





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PROPERTY MANAGER  
LEASING AGENT

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**WELLINGTON**  
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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