

# Hi-Lake Shopping Center

*Retail space available!*

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

Greg Croucher  
651-999-5515  
[gcroucher@wellingtonmgt.com](mailto:gcroucher@wellingtonmgt.com)



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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.

## 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

### Space Available

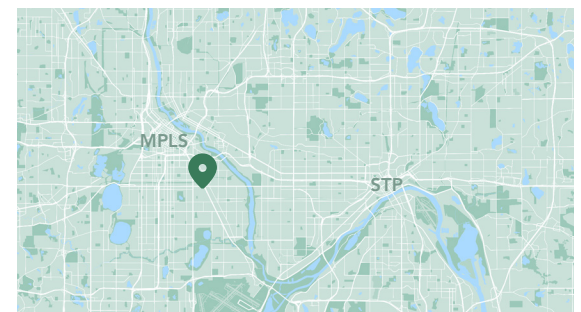
Owner, Developer, Manager, Leasing

150,000 SF; 22,358 SF retail available

338 surface stalls

Built in the 1960s, rebuilt in 2021

Phillips Neighborhood



# Available Space - Retail & Storage



**Suite 2100: 16,726 SF**



**Suite 2210-2212: 3,721 SF**

**3D Tour** 



**Suite 2218A: 1,911 SF**

# Available Space - Storage



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Suite 2216B - Storage

600 SF



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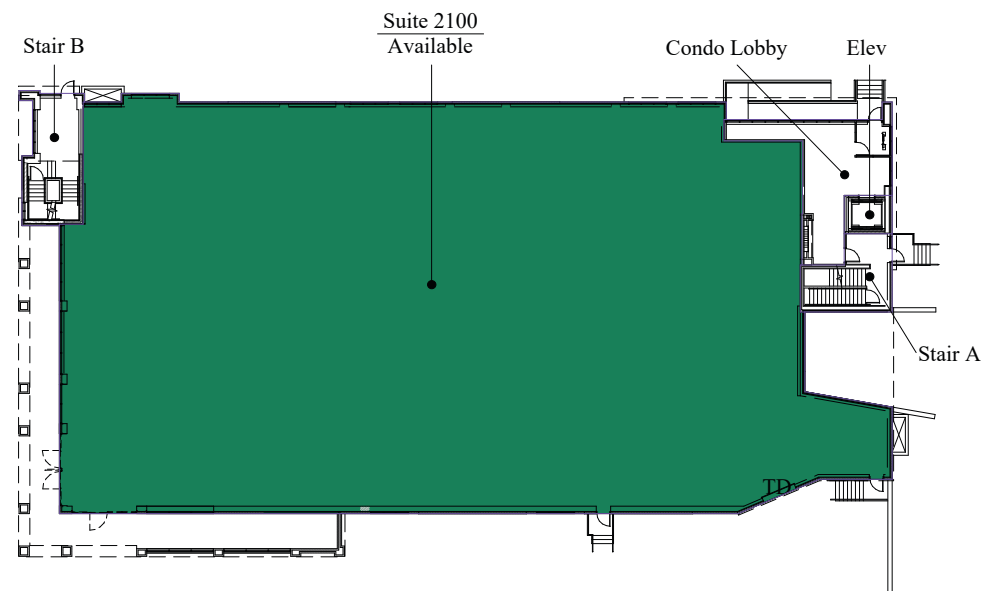
Suite 2216D - Storage

10,262 SF

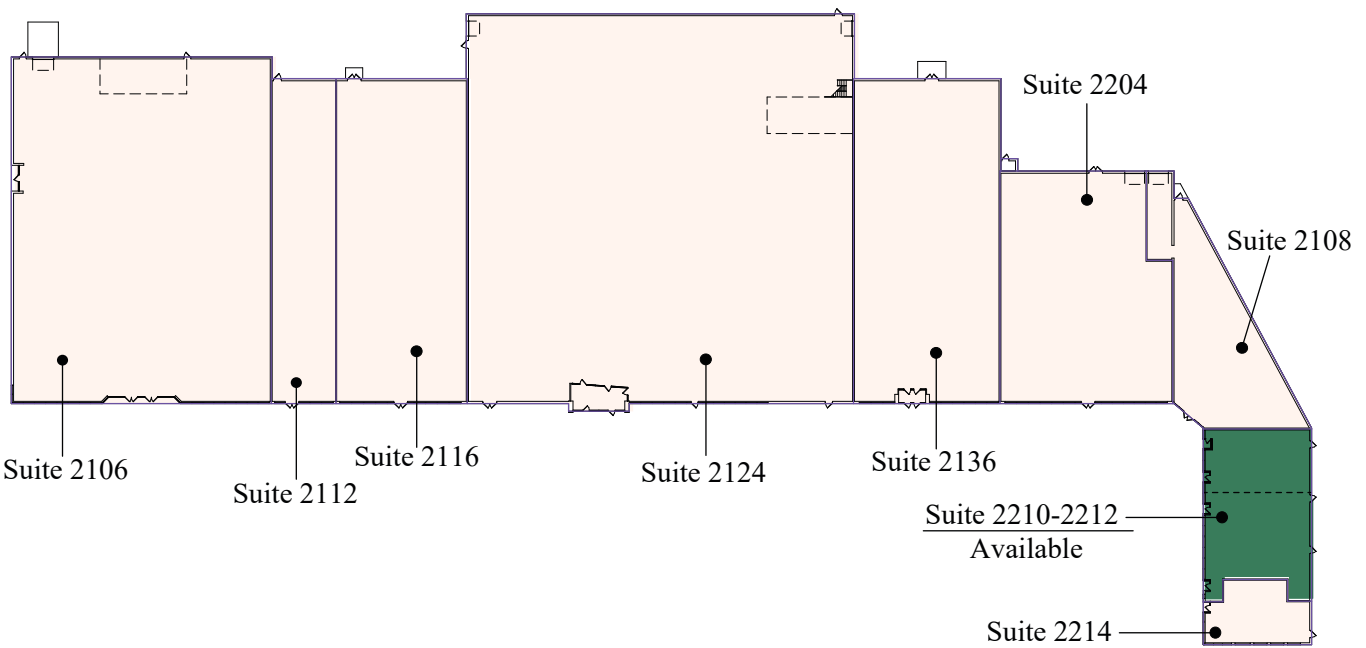
# Floor Plans

## 2100 Building

- Building Common Areas
- Available Space
- Occupied Space

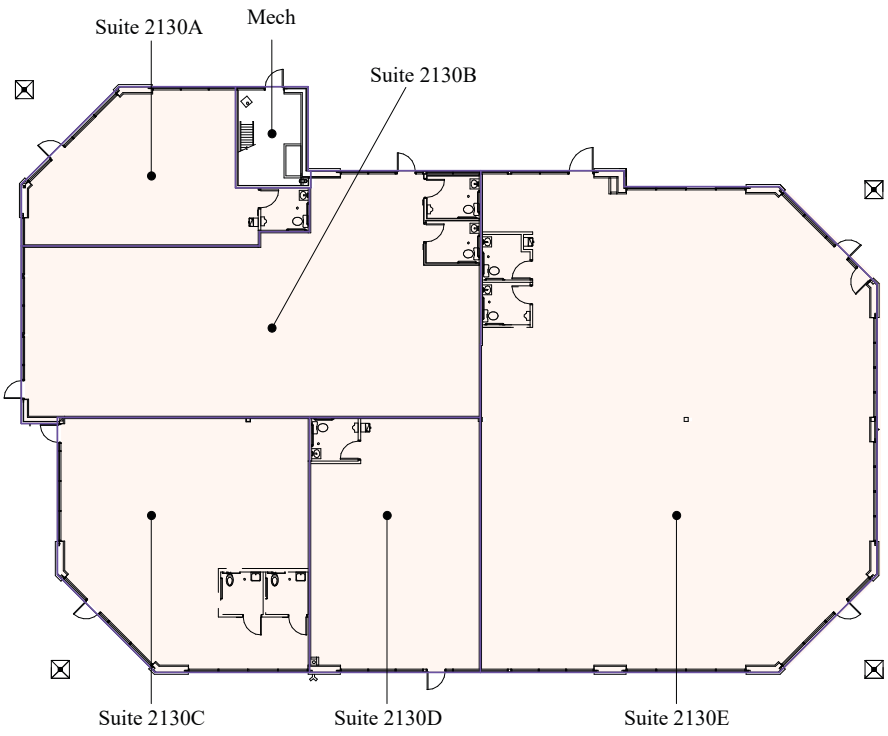


## 2106 - 2214 Building



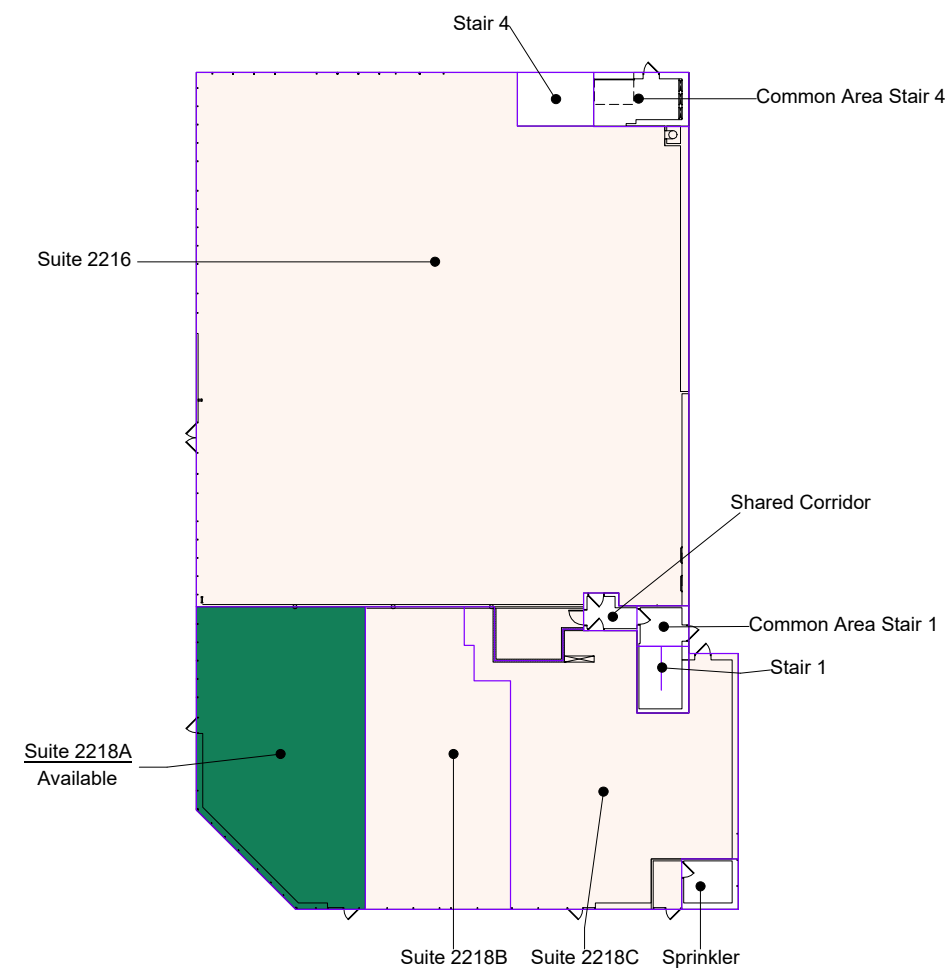
# Floor Plans

## 2130 Building



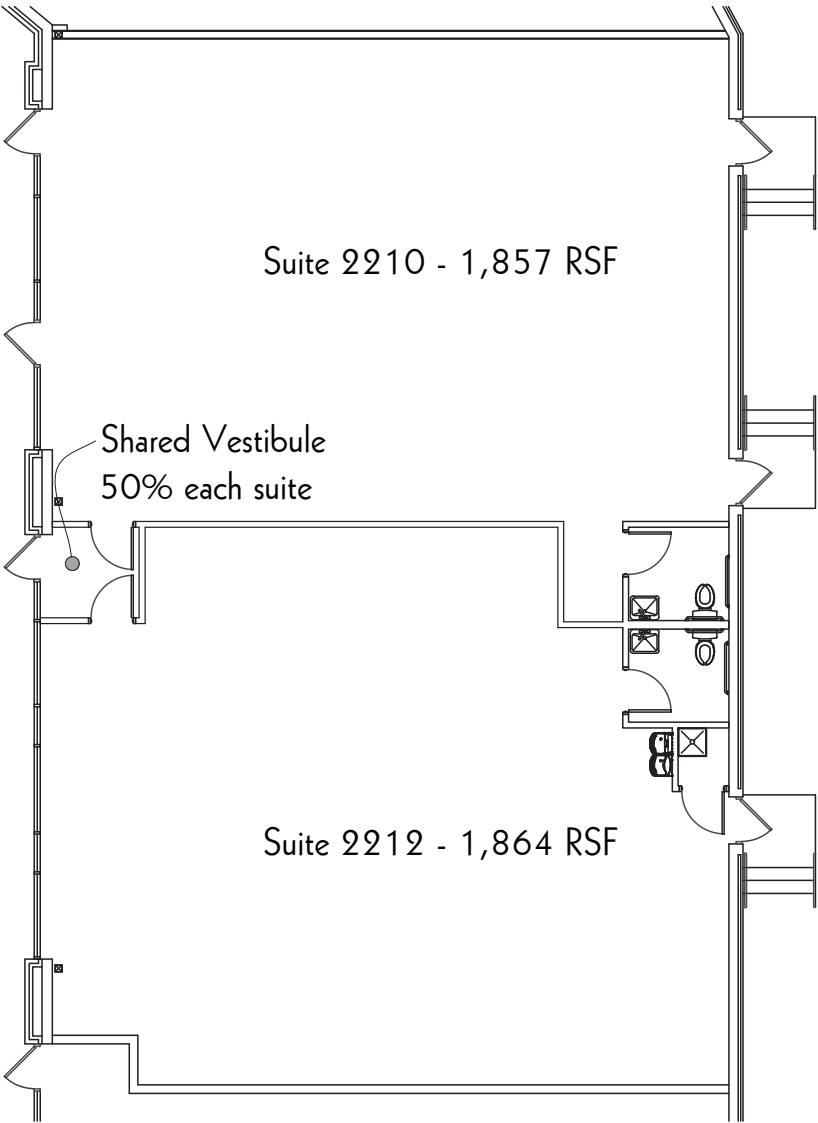
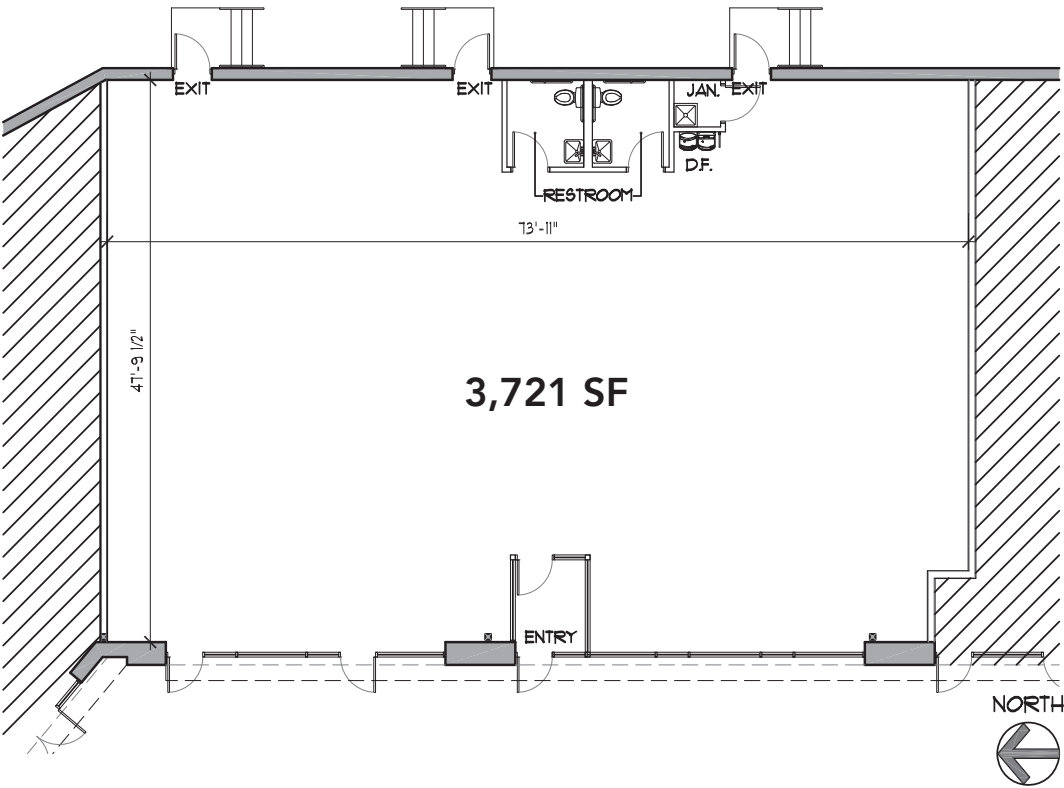
- Building Common Areas
- Available Space
- Occupied Space

## 2216 - 2218 Building



# Suite 2210 - 2212 Space Plan

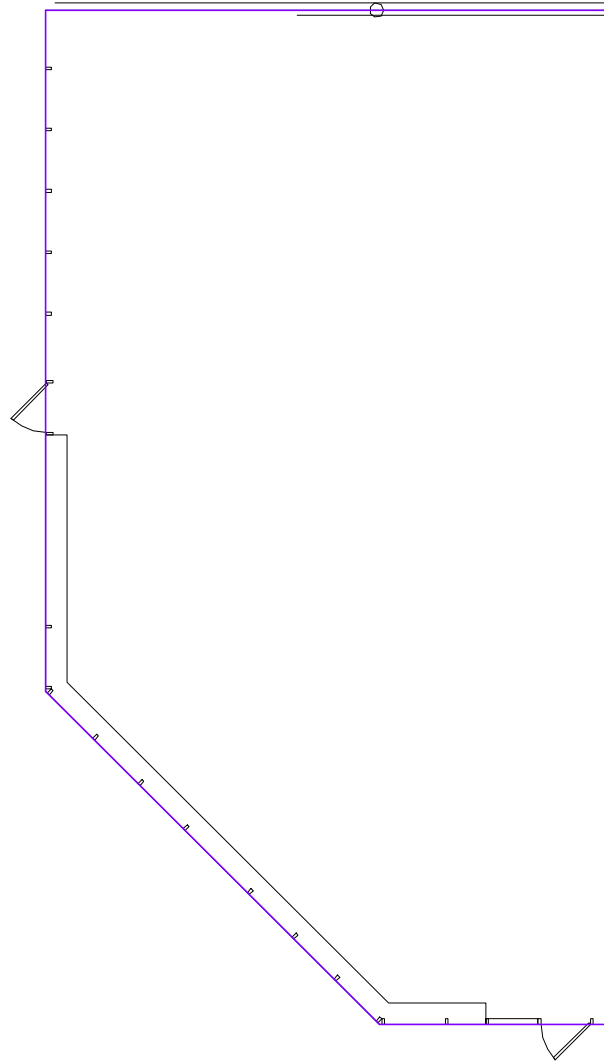
Full Space



Suite 2210	- 1,857 RSF
Suite 2212	- <u>1,864 RSF</u>
Total	3,721 RSF

Split Plan

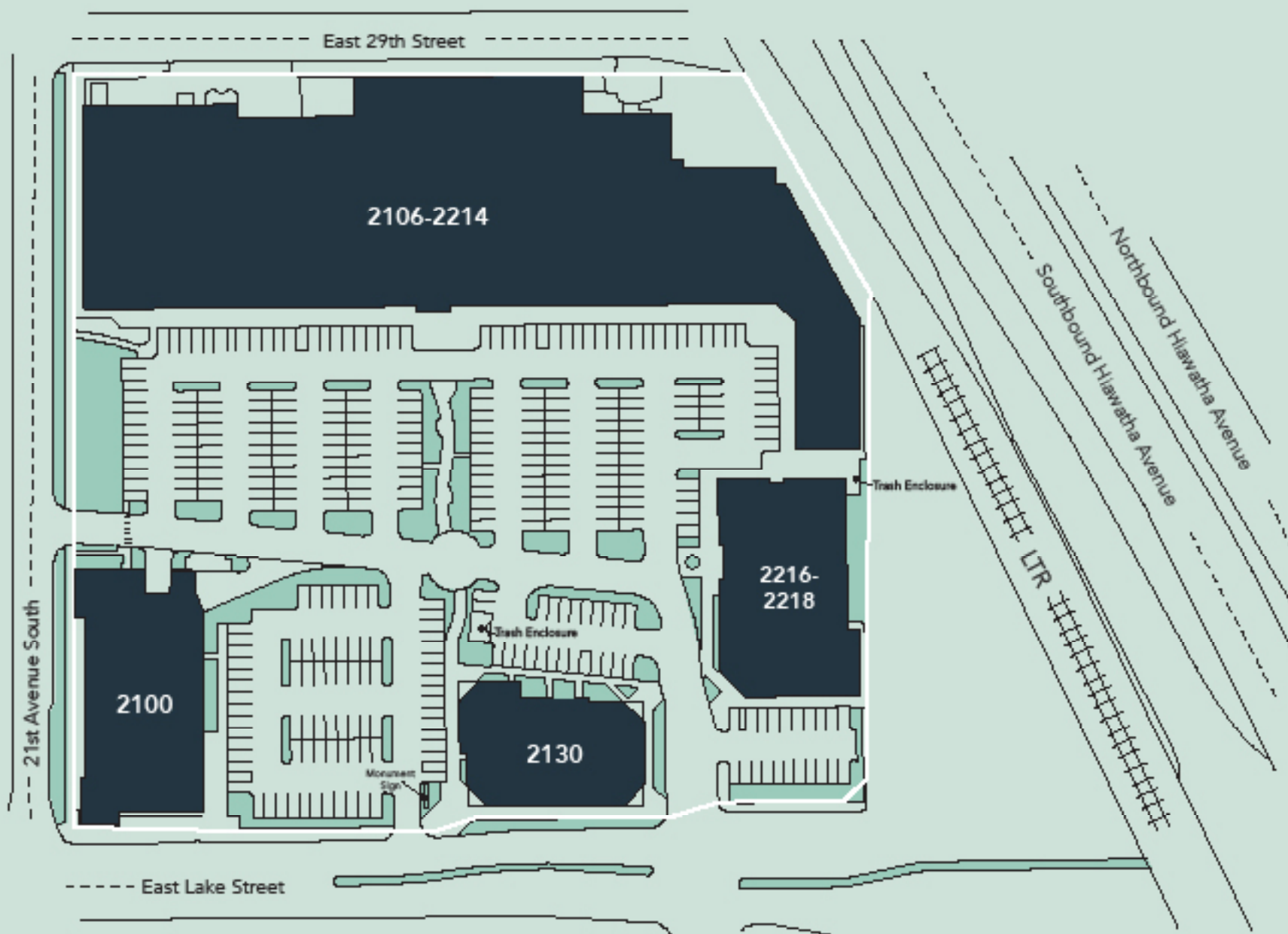
# Suite 2218A Space Plan



Suite 2218A - 1,911 SF



# 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. East Lake Library

11. Multifamily housing

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	30,029	273,998	522,245
HOUSEHOLDS	11,864	127,229	234,242
AVG. INCOME	\$82,730	\$104,633	\$118,325





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\* Home to the #1 Citi Trends store in  
Minnesota

\* Shopping center attracts over  
20,000 visitors each month

Per CenterCheck data



PROPERTY MANAGER  
LEASING AGENT

Greg Croucher

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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.

Main (651) 292-9844  
Fax (651) 292-0072  
wellingtonmgt.com

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