

Hi-Lake Shopping Center

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

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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

A longtime community anchor, rebuilt anew.

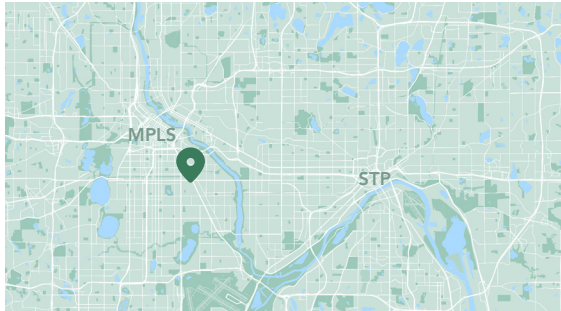
The Hi-Lake Shopping Center has been a part of the Phillips community for more than 50 years. Wellington purchased the eight-acre property in 2004 and began a major repositioning and renovation, which included a new canopy, facade, storefronts, parking lot, landscaping and two separate buildings in the 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.

The 16,726 SF 2100 building is currently built out as grocery/restaurant but has great potential to be converted to office use.

Space Available

Owner, Developer, Manager, Leasing
150,000 SF; 32,558 SF available
338 surface stalls
Built in the 1960s, rebuilt in 2021
Phillips Neighborhood



Available Space - Retail & Office



Suite 2100 (office/retail): 16,726 SF



Suite 2136 (retail): 10,200 SF



Suite 2210-2212 (retail): 3,721 SF

[3D Tour](#)



Suite 2218A (retail): 1,911 SF

[3D Tour](#)

Available Space - Storage



WELLINGTON
MANAGEMENT

Suite 2216B - Storage

600 SF



WELLINGTON
MANAGEMENT

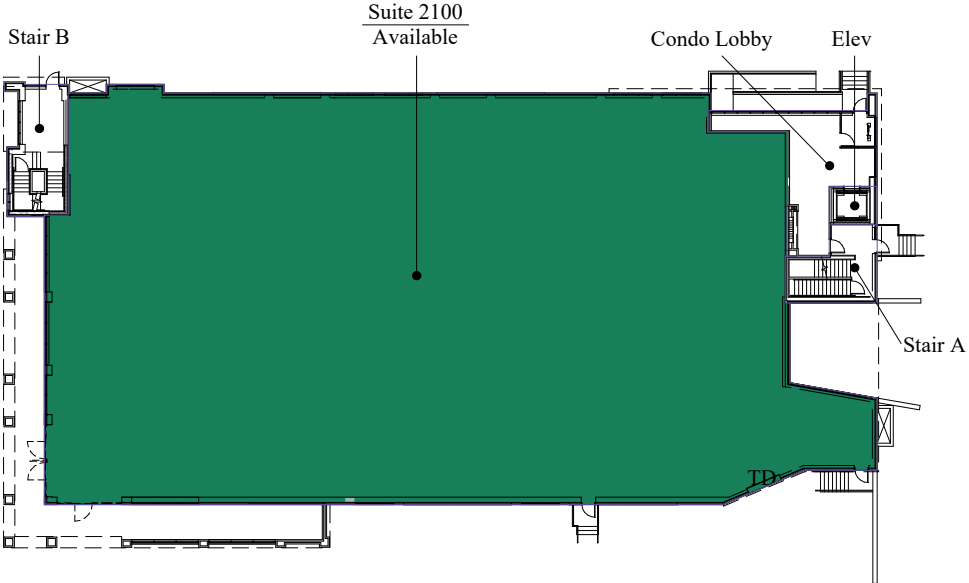
Suite 2216D - Storage

10,262 SF

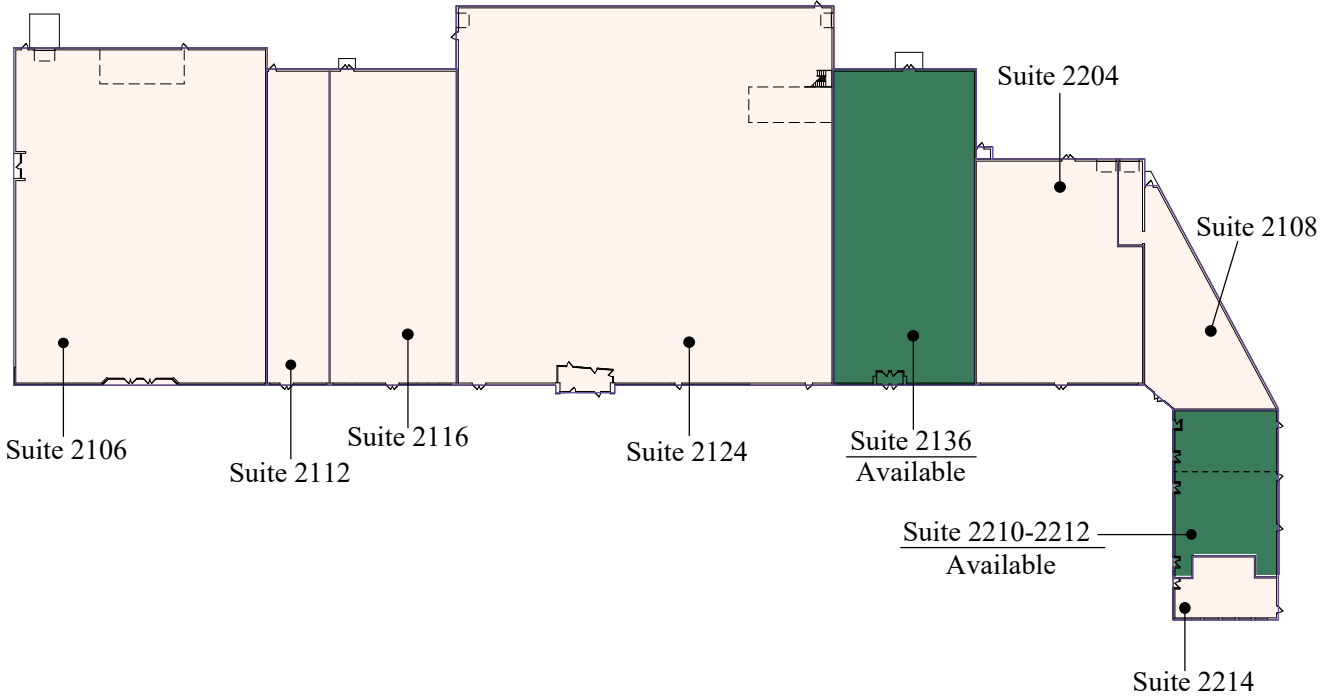
Floor Plans

2100 Building

- Building Common Areas
- Available Space
- Occupied Space

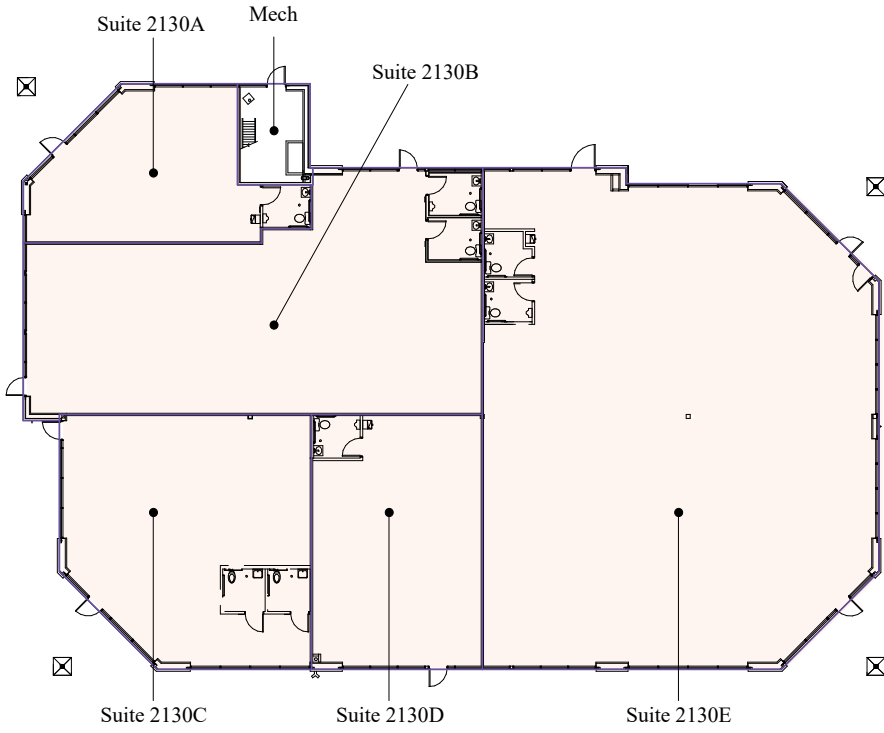


2106 - 2214 Building

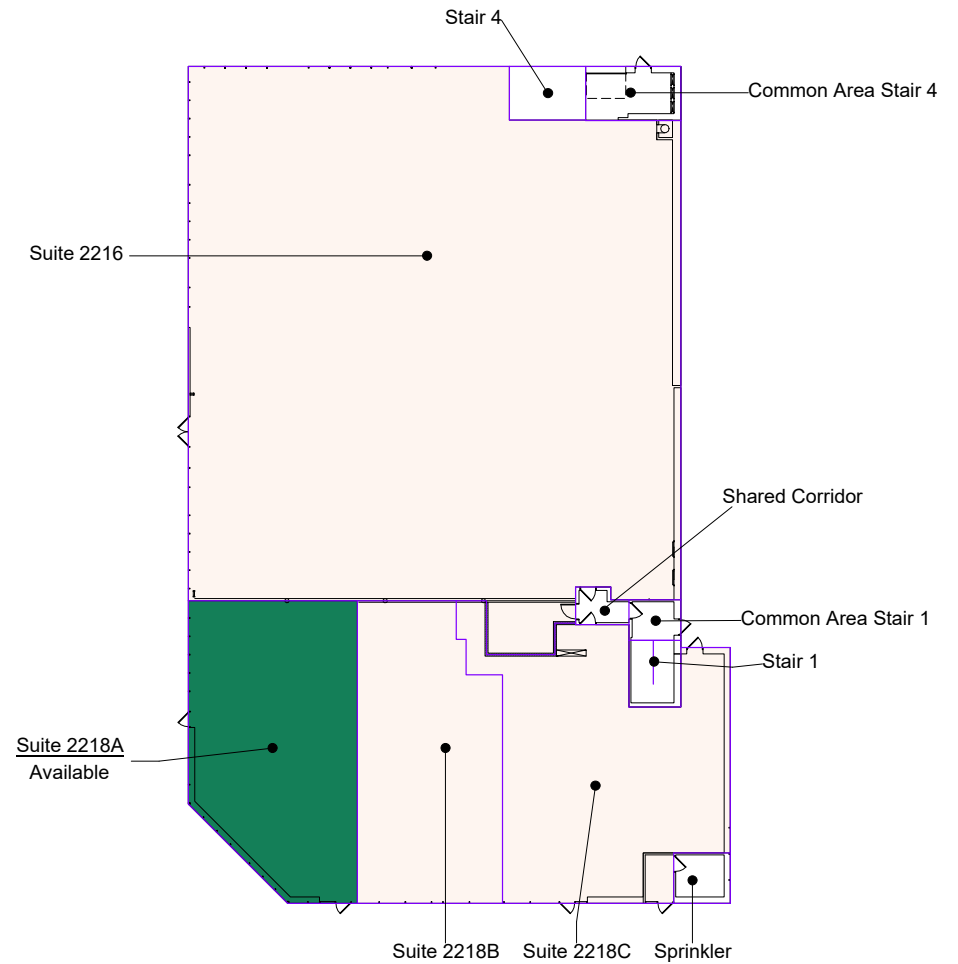


Floor Plans

2130 Building



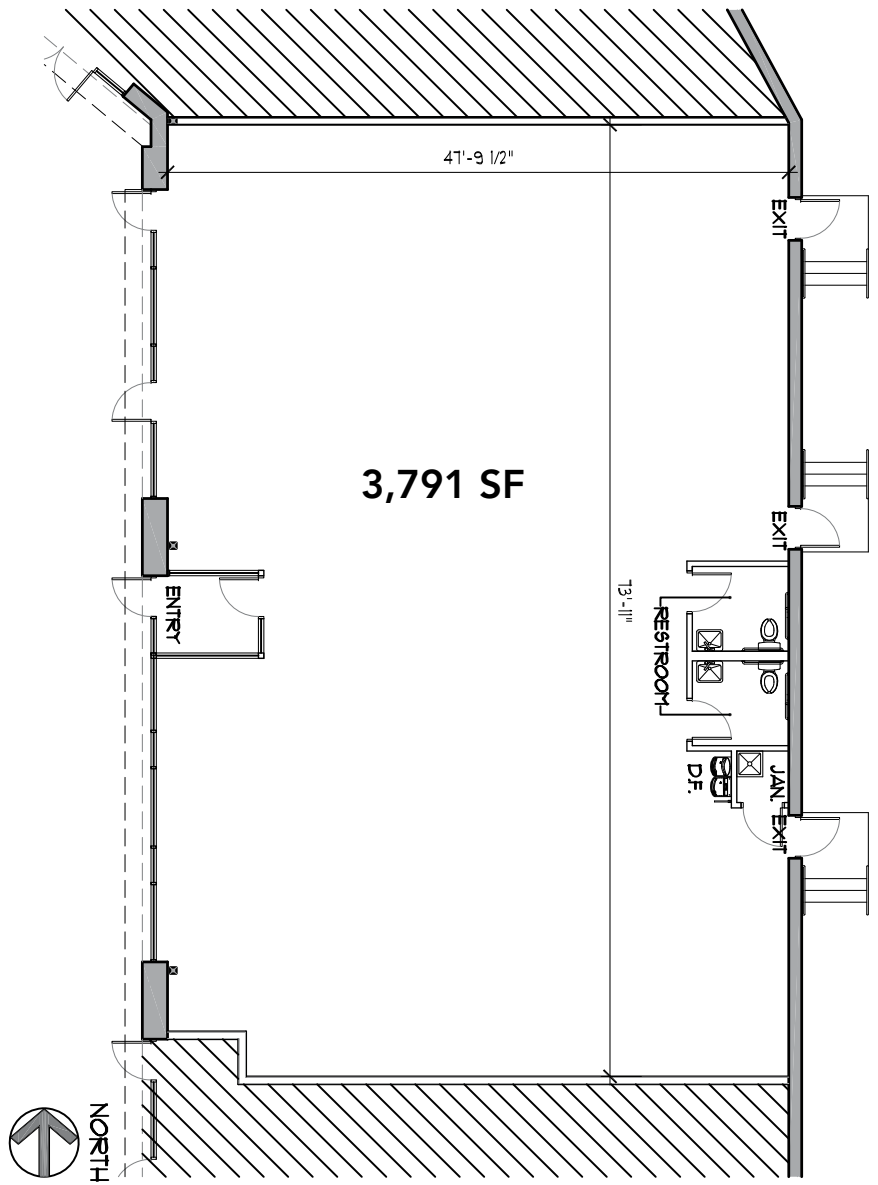
2216 - 2218 Building



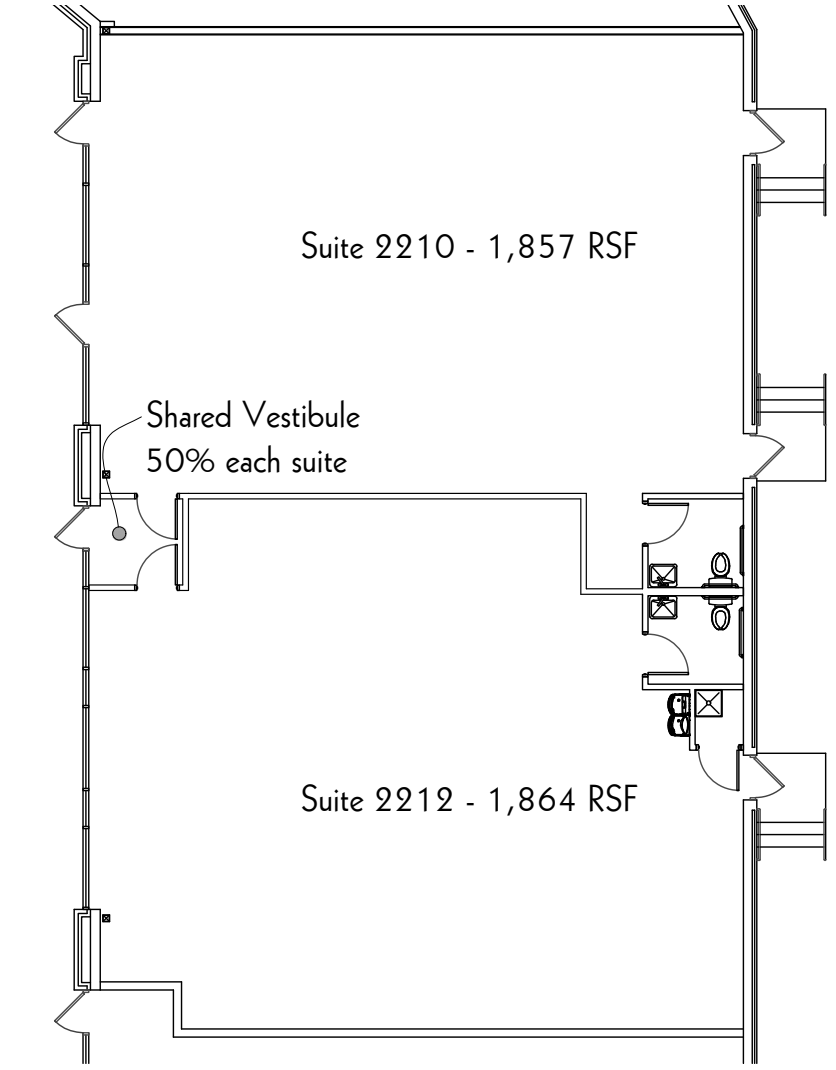
- Building Common Areas
- Available Space
- Occupied Space

Suite 2210 - 2212 Space Plan

Full Space

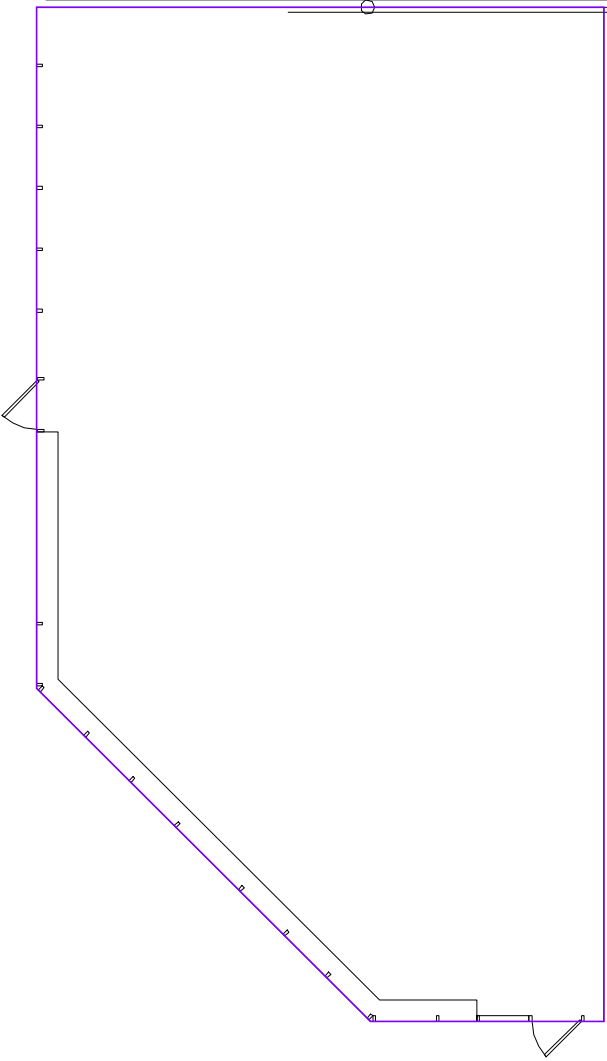


Split Plan



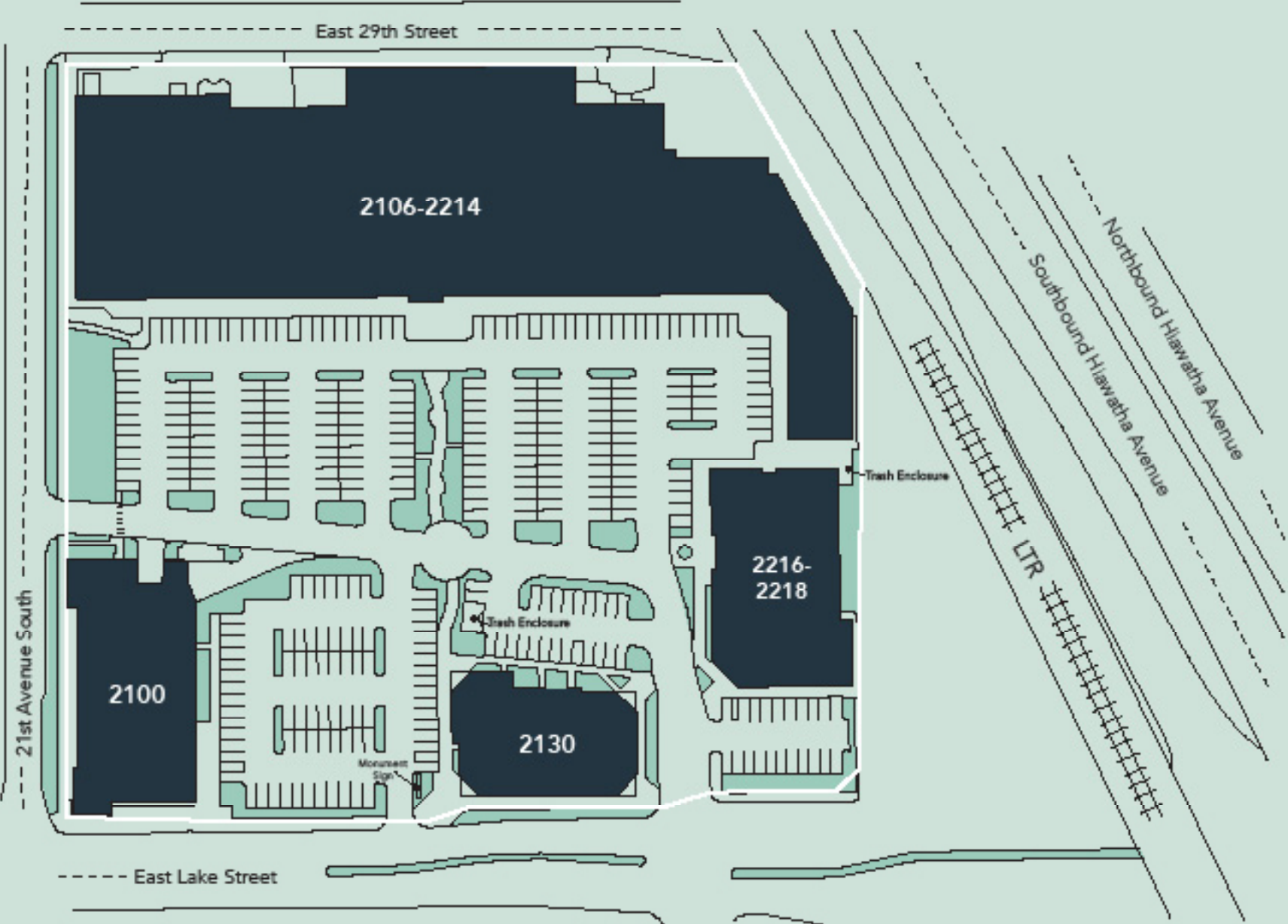
Suite 2210 -	1,857 RSF
Suite 2212 -	1,864 RSF
Total	3,721 RSF

Suite 2218A Space Plan



Suite 2218A - 1,911 SF

Site Plan



Neighborhood Context

Hot Spots

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

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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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