

1064-1068 GRAND AVENUE

Saint Paul, Minnesota 55105



MID-AMERICA®
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



RETAIL OPPORTUNITY

1064-1068 GRAND AVENUE



address

1064-1068 Grand Ave
Saint Paul, MN 55105

availability

2,603 SF

gla

4,634 SF

features

- Endcap Space
- Rare Free Off-Street Parking (27 shared stalls)
- Strong Grand Avenue Retail Corridor
- Dense Neighborhood with High Incomes

2020 rates

CAM/INS \$4.23

RE TAX \$13.85

TOTAL \$17.85

co-tenants



traffic counts

- 15,200 VPD on Grand Ave
- 21,500 VPD on Lexington Parkway

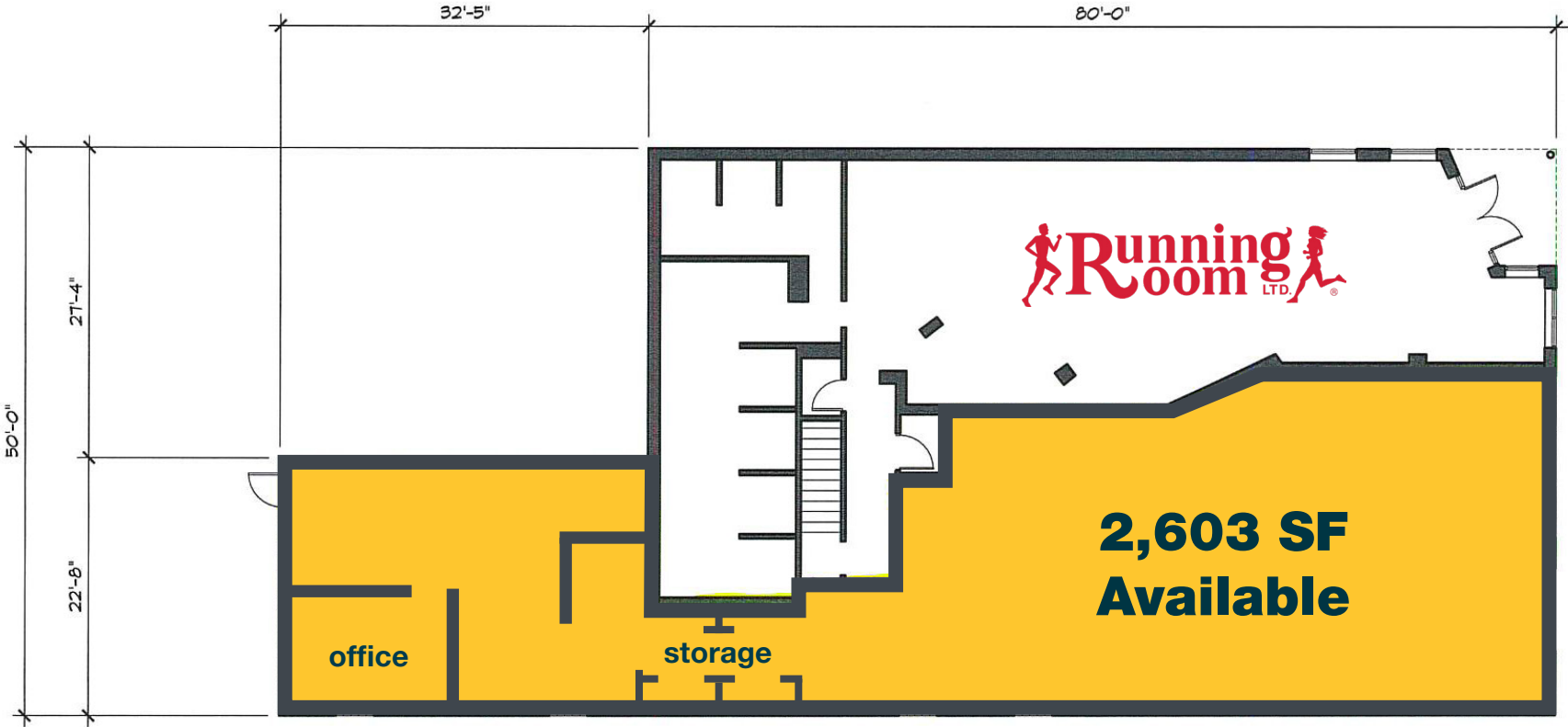
area retailers



demographics

	.25 MILE	.5 MILE	1 MILE
POPULATION	1,251	5,939	22,929
HOUSEHOLDS	567	2,678	9,910
AVG HOUSEHOLD INCOME	\$80,748	\$85,019	\$75,538
DAYTIME POPULATION	2,447	5,860	17,268

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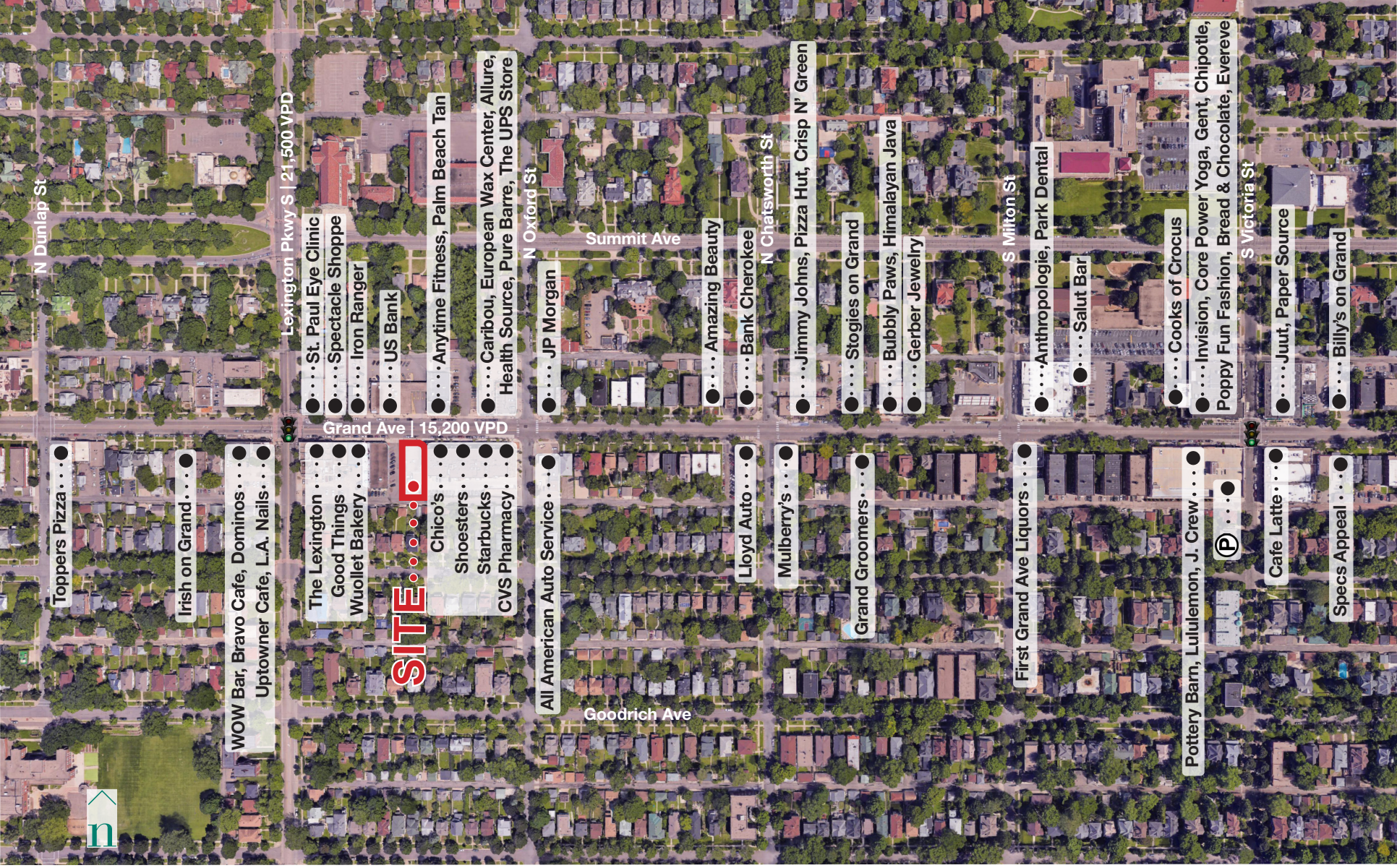
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SITE AERIAL

Google Earth

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