

HAMLIN AVE SHOPPING CENTER

St. Paul, Minnesota



MID-AMERICA[®]
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



RETAIL OPPORTUNITY

HAMLIN AVENUE SHOPPING CENTER



address

470-474 Hamline Ave N
St. Paul, MN 55104

availability

2,816 SF

gla

8,362 SF

2021 rates (budgeted psf)

CAM	\$8.63
INS	\$.20
RE TAX	\$12.71
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TOTAL	\$21.54

area retailers



features

- Small shop retail building located outside of strong performing Target store in the St. Paul/Midway trade area
- Less than 2 blocks from Allianz Field
- Located at the Hamline light rail station (Hamline Ave & University Ave)
- Close proximity to Hamline University and Concordia University St. Paul
- Strong daytime demographics

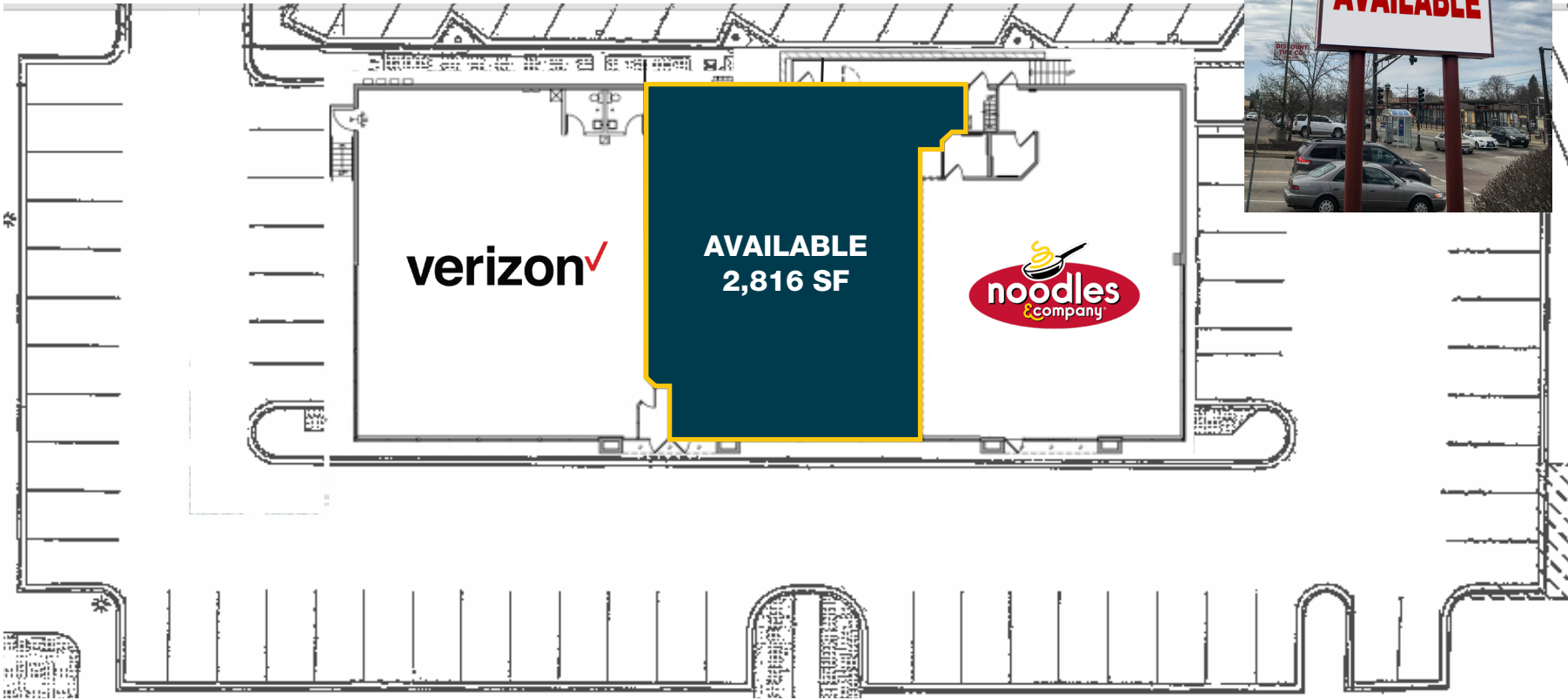
traffic counts

- 18,900 VPD on Hamline Ave N
- 16,600 VPD on University Ave W

demographics

	1MILE	3MILE	5MILE
POPULATION	23,997	145,438	246,275
HOUSEHOLDS	9,585	60,287	96,313
AVG HOUSEHOLD INCOME	\$55,623	\$64,711	\$53,302
DAYTIME POPULATION	24,686	165,501	323,470

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