

RETAIL/OFFICE SPACE FOR SALE

1891 Suburban Avenue, St Paul, MN 55110



PROPERTY DESCRIPTION

Former car dealership with open showroom/interior. Can be demised to fit a variety of tenants. Great location with I-94 visibility

PROPERTY HIGHLIGHTS

- I-94 Freeway Visibility
- Pylon & Building Signage Opportunities
- Over 1 acre of outside parking and storage available
- Entrance from Suburban Avenue
- Over 96,000 vpd on I-94

LOCATION DESCRIPTION

Located adjacent to I-94 between Ruth St N and White Bear Avenue. This property has excellent visibility to I-94 with over 96,000 vpd. Over 1 acre of outside parking!

OFFERING SUMMARY

Sale Price:	Contact Agent
Lot Size:	4.83 Acres
Building Size:	25,793 SF

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SALE PRICE

CONTACT AGENT

LOCATION INFORMATION

Street Address	1891 Suburban Avenue
City, State, Zip	St Paul, MN 55110
County/Township	Ramsey
Cross Streets	White Bear Ave, I-94, Ruth St N
Traffic Count	96,000+ vpd I-94

BUILDING INFORMATION

Building Size	25,793 SF
Year Built	1974

PROPERTY DETAILS

Property Type	Retail/Office Space
Property Subtype	Free Standing Building
Zoning	T2 - Traditional Neighborhood
Lot Size	4.83 Acres
APN#	352922330009

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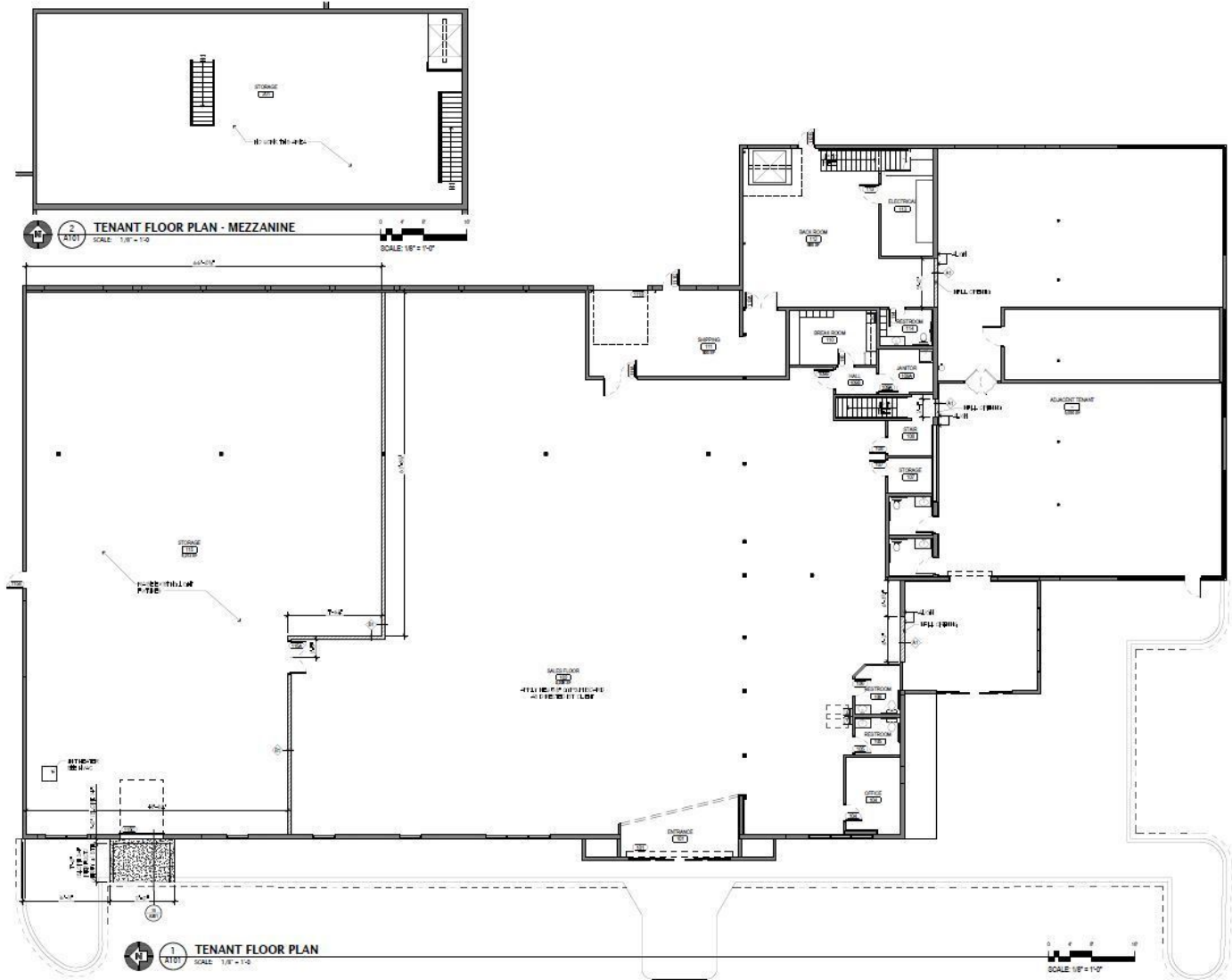
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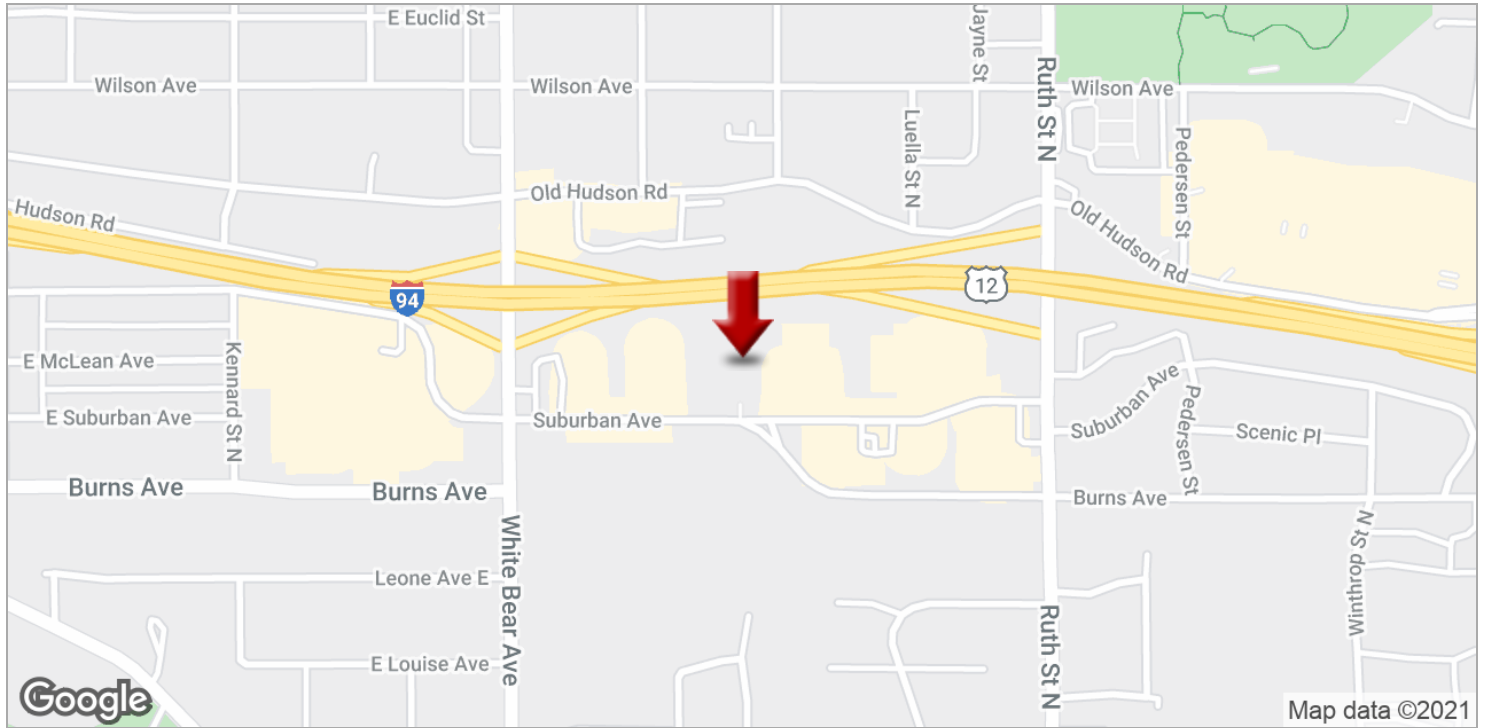
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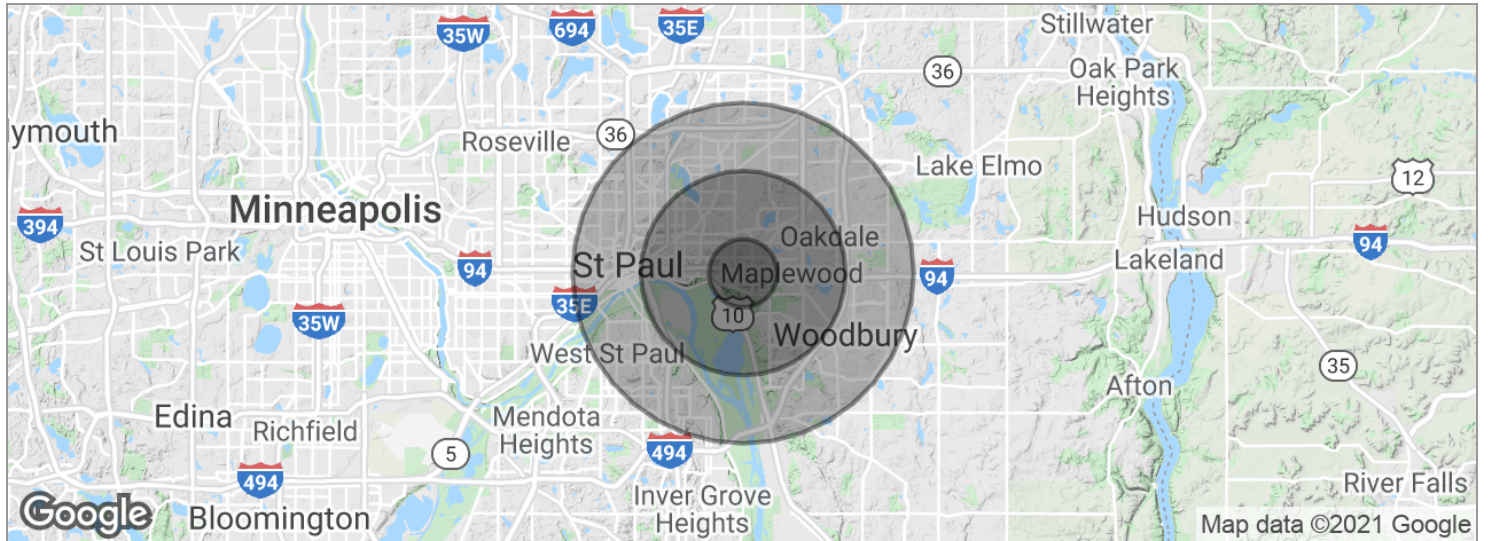
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,754	105,689	264,651
Median age	31.1	30.8	32.8
Median age (male)	27.7	29.6	31.5
Median age (Female)	33.2	31.8	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,339	38,459	98,779
# of persons per HH	2.5	2.7	2.7
Average HH income	\$52,803	\$54,844	\$59,920
Average house value	\$185,431	\$208,475	\$218,010

* Demographic data derived from 2010 US Census

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