

RETAIL/OFFICE SPACE FOR LEASE



1891 Suburban Avenue, St Paul, MN 55110



PROPERTY DESCRIPTION

Join Seestedt's Carpet in this ideally located building. Open space would work for gym & athletic training; showroom; retail sales, light assembly, or employee training.

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

Lease Rate:	Negotiable
Available SF:	3,000 - 8,950 SF
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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LEASE RATE

NEGOTIABLE

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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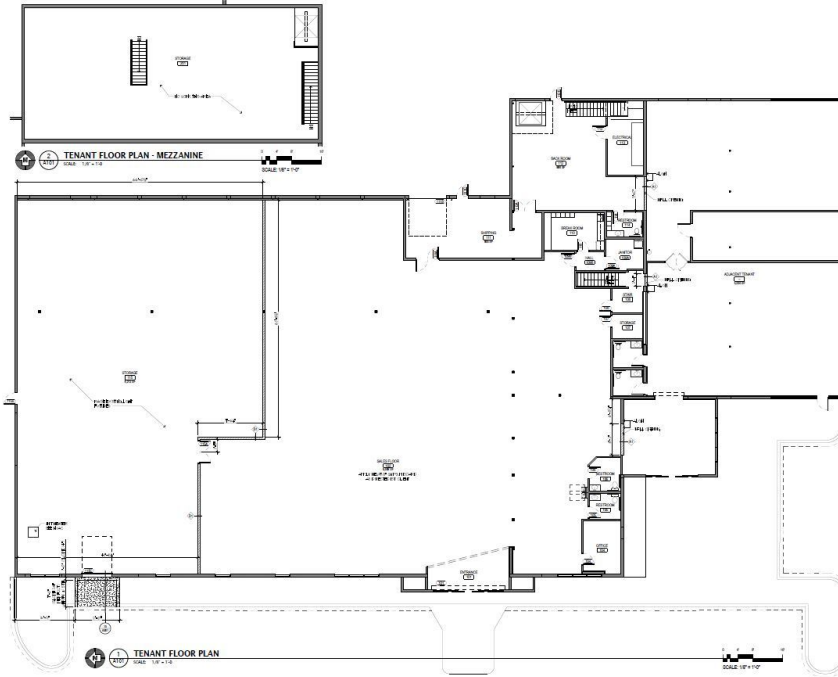


LEASE TYPE | MG

TOTAL SPACE | 3,000 - 8,950 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suburban Ave	Available	3,000 - 8,950 SF	Modified Gross	Negotiable

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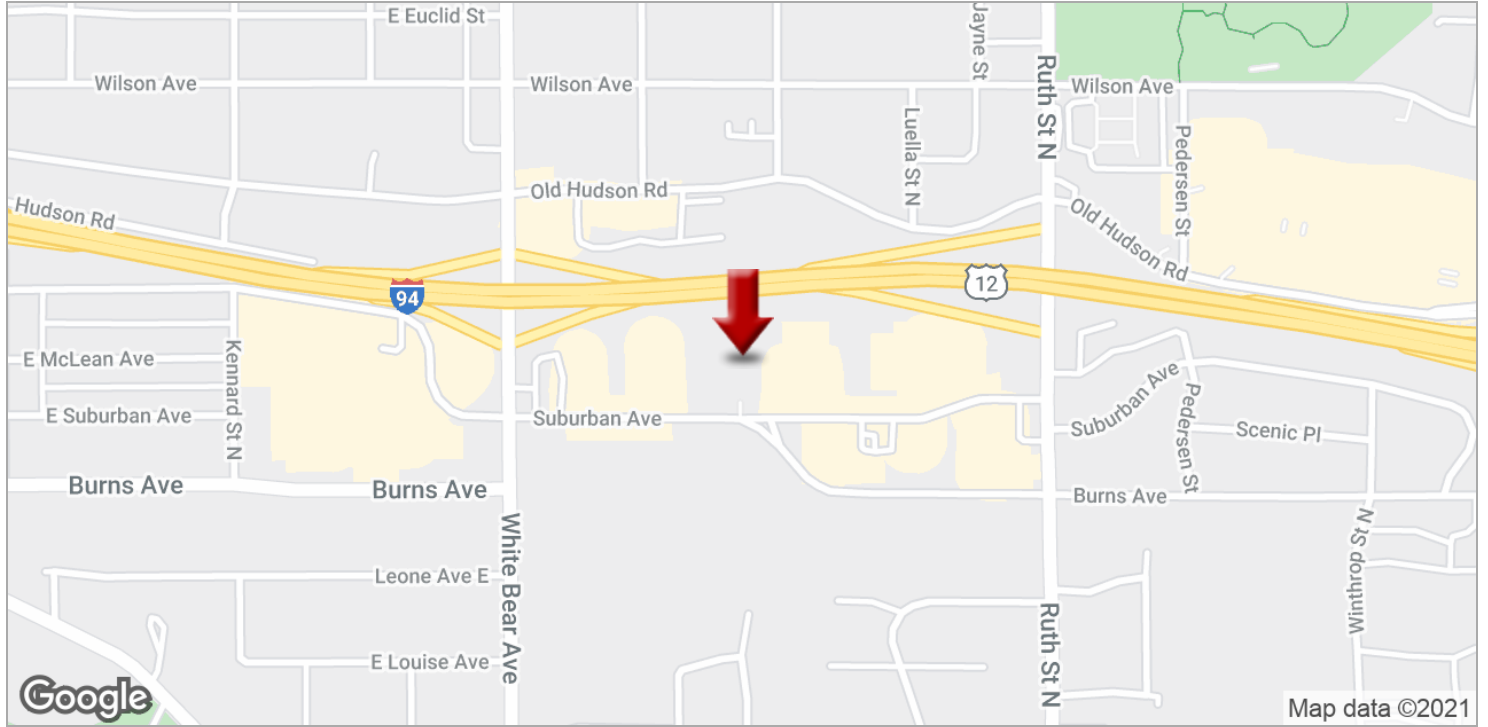
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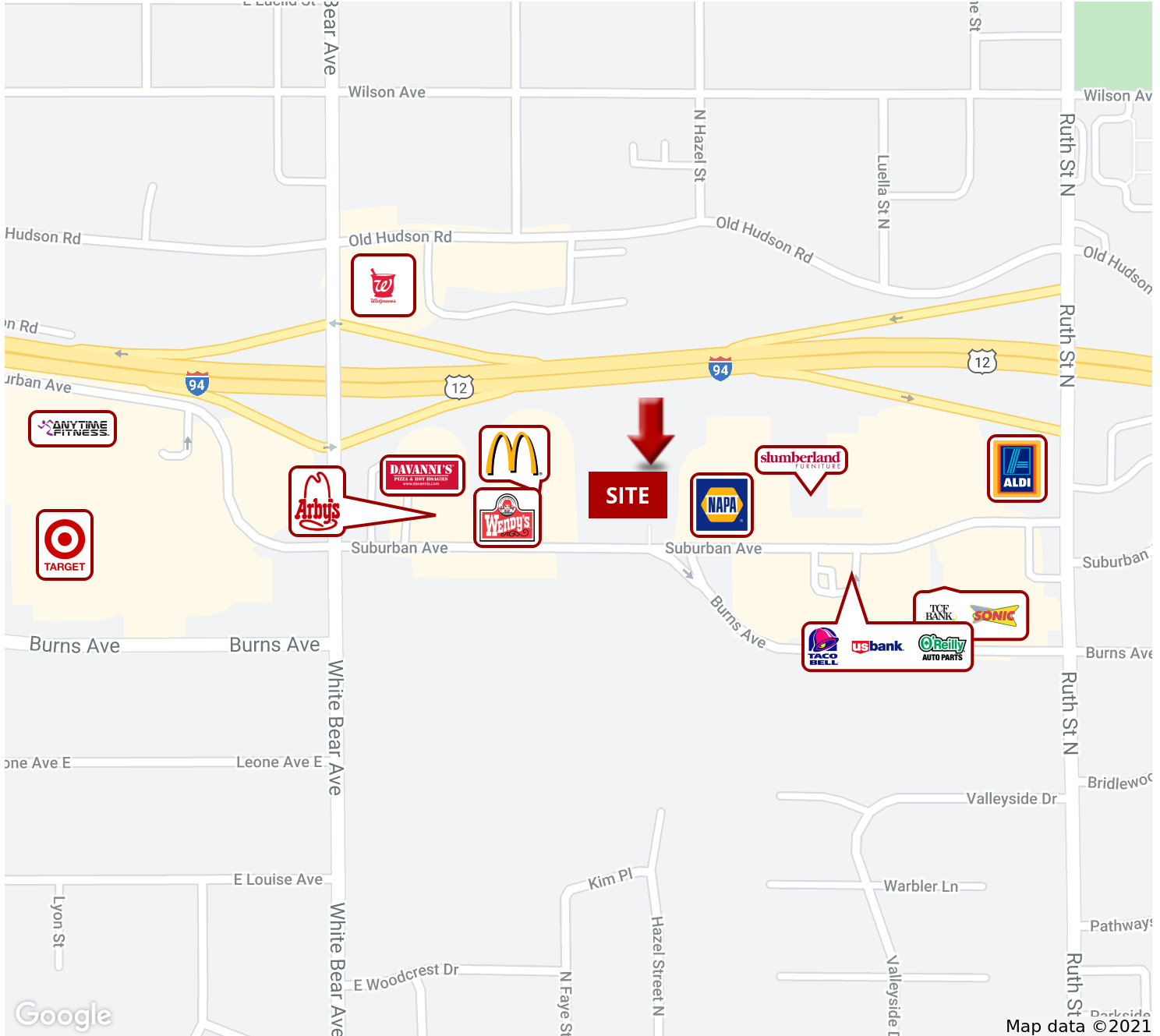
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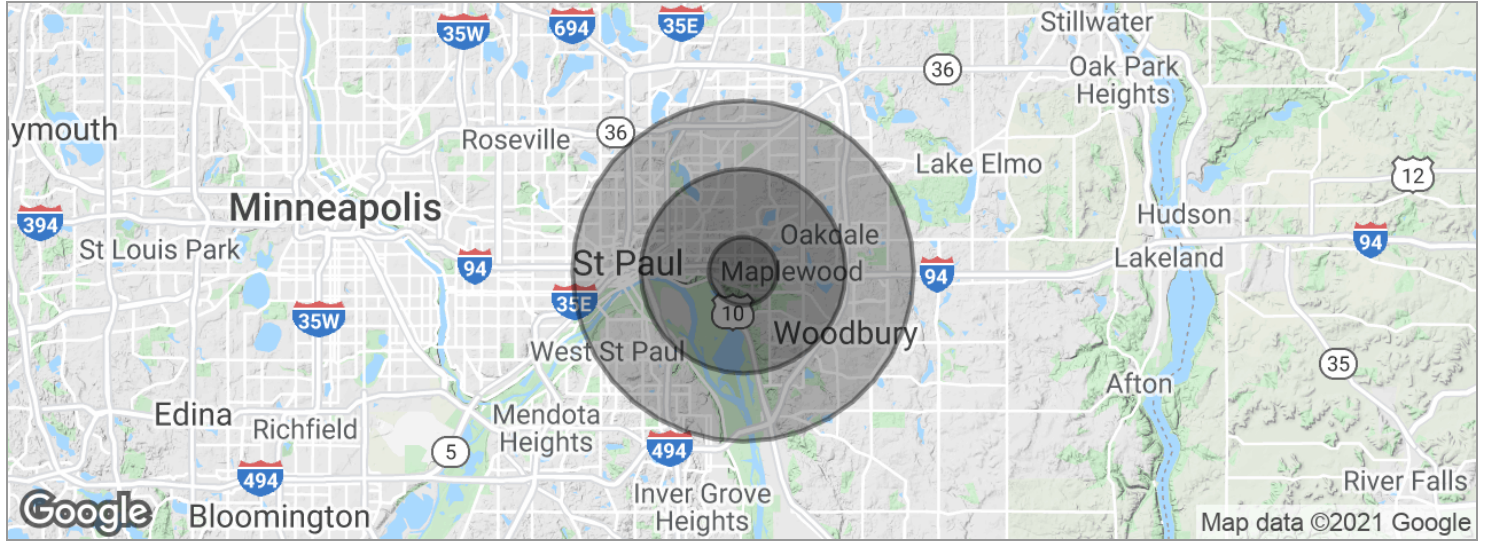
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,754	105,689	264,651
Median age	31.1	30.8	32.8
Median age (male)	27.7	29.6	31.5
Median age (Female)	33.2	31.8	33.9

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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