

SIBLEY COURT

FOR LEASE

454 Temperance St. | St. Paul, MN | 55101



1,448 SF of Retail / Office Available

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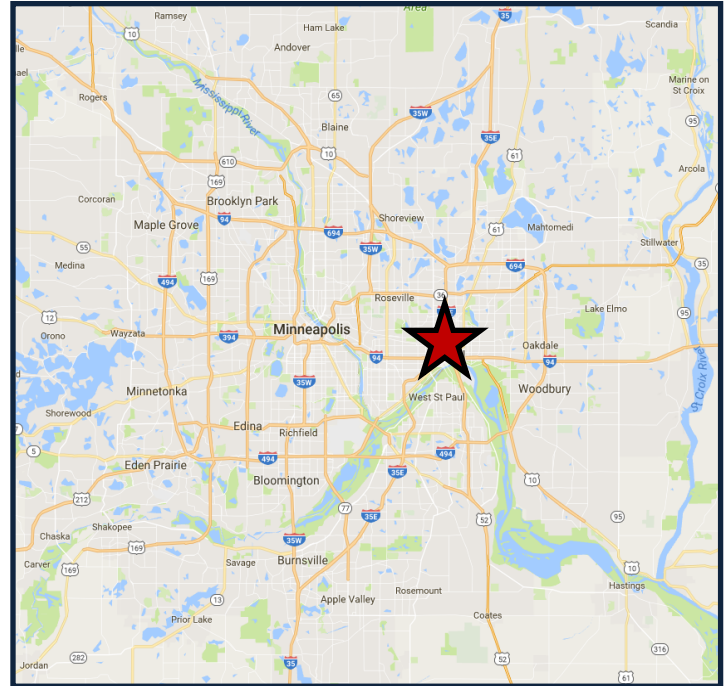
UPLAND
REAL ESTATE GROUP, INC.

sherman
ASSOCIATES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	454 Temperance St.
CITY, STATE	Saint Paul, MN
SPACE AVAILABLE	1,448 SF
LEASE RATE	\$24.00-\$26.00 Modified Gross
CAM & TAX 2019	\$8.00 PSF (included in Lease Rate)
COUNTY	Ramsey
YEAR BUILT	2002
DATE AVAILABLE	August 1, 2019

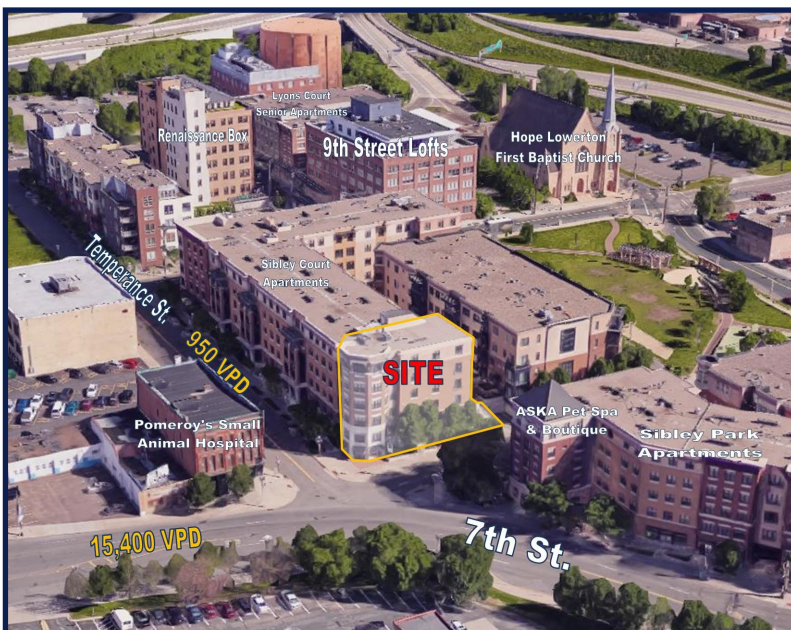


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	15,514	171,606	362,062
DAYTIME POPULATION	79,670	135,683	217,777
MEDIAN HH INCOME	\$38,127	\$45,803	\$52,857
AVERAGE HH INCOME	\$59,102	\$66,324	\$76,173
MEDIAN AGE	34.4	31.9	33.9

TRAFFIC COUNTS

7TH STREET E	15,400 VPD
SIBLEY STREET	7,400 VPD
JACKSON STREET	11,000 VPD
INTERSTATE 35E	185,000 VPD



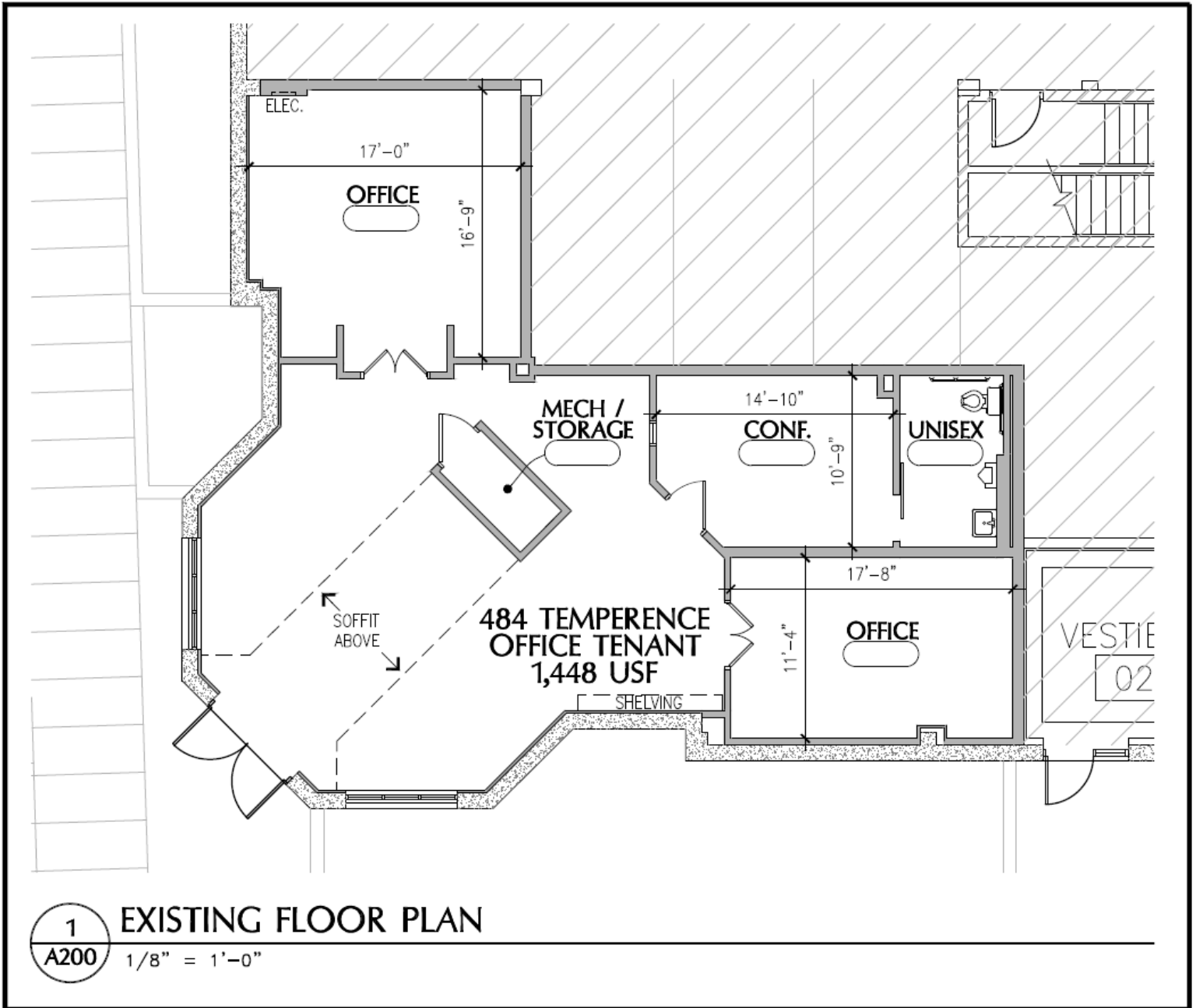
COMMENTS

- Beautiful mixed use project in the heart of Lowertown, St. Paul.
- Many technology firms are continuing to move into the area.
- 7th Street E is a major connector for commuters.
- Surrounded by apartment complexes, lofts, and senior living homes.
- Very high daytime population in 1-mile radius

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INTERIOR PHOTOS



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