

FOR LEASE

GRAND AVENUE RETAIL

CONFIDENTIAL

1064 Grand Ave | St. Paul, MN | 55105



Located near the corner of Lexington and Grand Ave

Zach Stensland

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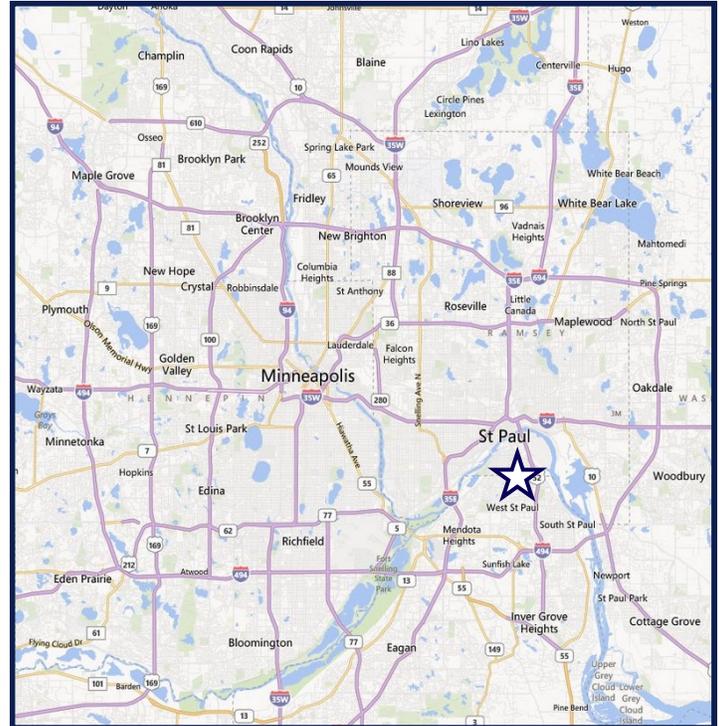
Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	1064 Grand Ave
CITY, STATE	St. Paul, MN
BUILDING SIZE	4,000 SF
AVAILABLE SPACE	1,911 SF
LEASE RATE	32.00 NNN
LEASE TERM	Ends August 31st, 2021
TAX TOTAL 2019	\$4.37
PARKING	8 Stalls

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	23,752	167,562	375,935
DAYTIME POPULATION	8,716	145,337	285,495
MEDIAN HH INCOME	\$69,733	\$56,408	\$54,617
AVERAGE HH INCOME	\$103,364	\$86,982	\$80,768
MEDIAN AGE	35.3	34.6	34



NEARBY RETAILERS

- Starbucks
- CVS Pharmacy
- The Lexington
- Anytime Fitness
- The Running Room

TRAFFIC COUNTS

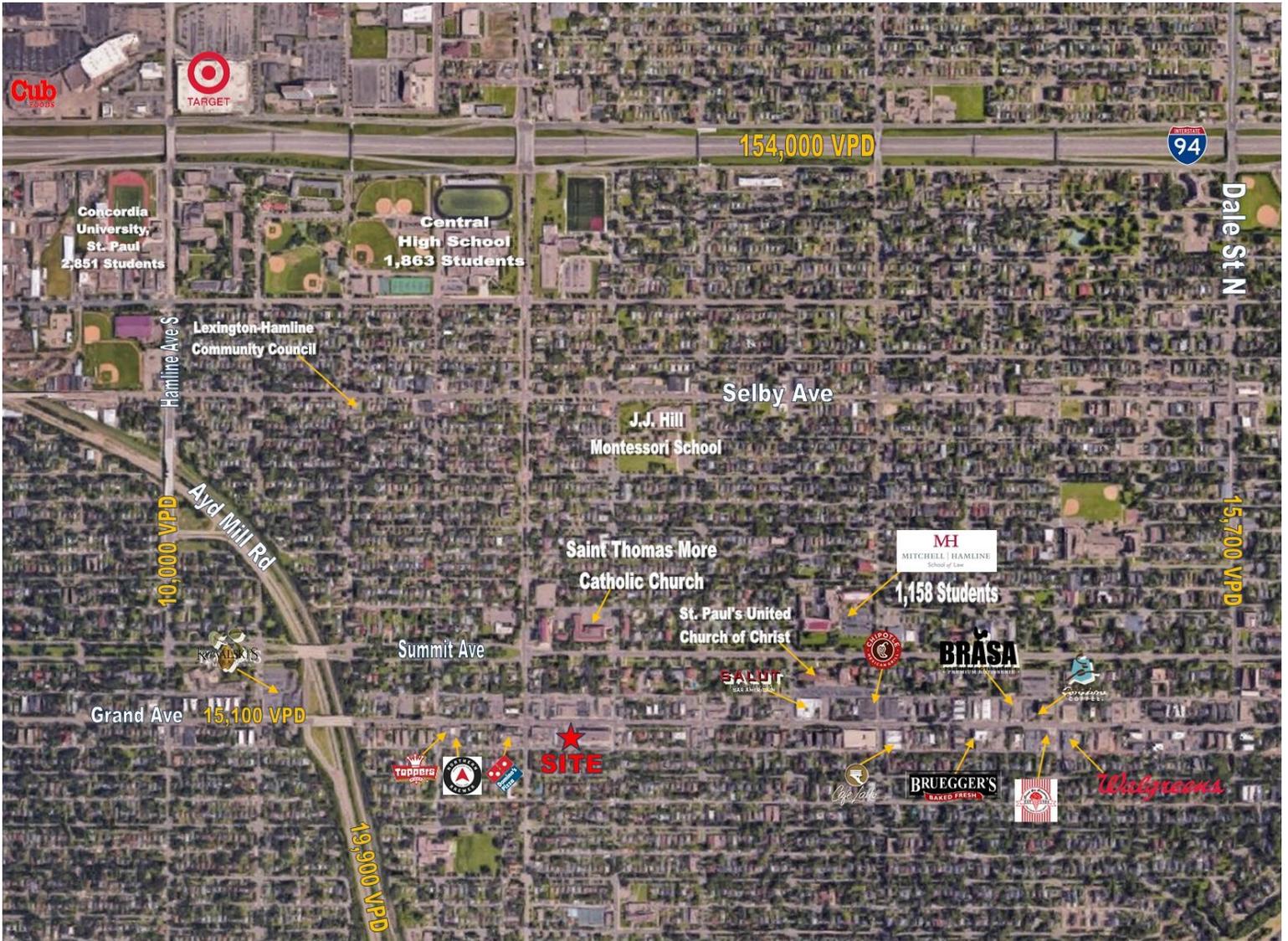
GRAND AVENUE	15,100 VPD
LEXINGTON PKWY	15,800 VPD
SUMMIT AVENUE	11,500 VPD

COMMENTS

- Co-tenants with The Running Room
- Strong street visibility
- Nearby large apartment community



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