

FALCON HEIGHTS TOWN SQUARE

FOR LEASE

1544 Larpenteur Ave. W. | Falcon Heights



8,843 SF of Retail Available

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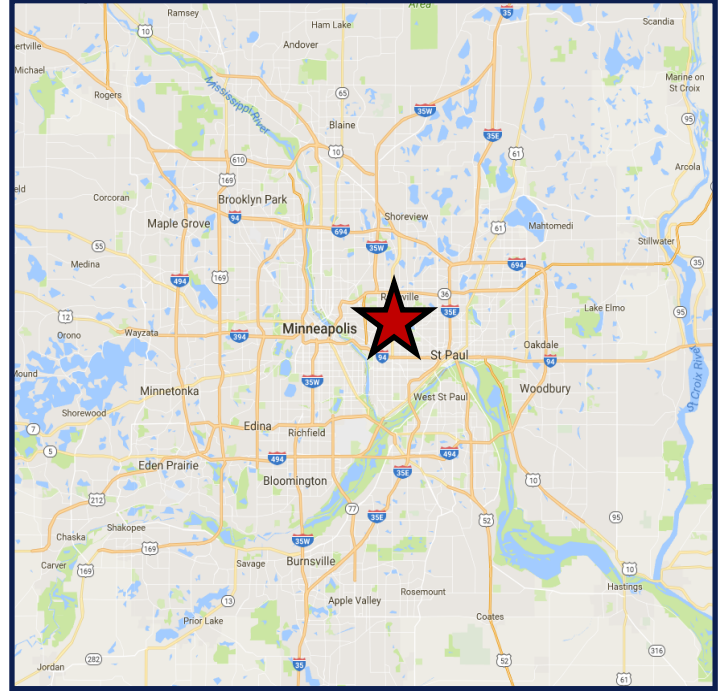
UPLAND
REAL ESTATE GROUP, INC.

 **sherman**
ASSOCIATES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1544 Larpenteur Ave. W
CITY, STATE	Falcon Heights, MN 55108
SPACE AVAILABLE	8,843 SF
SUITE 1	1,195 SF
SUITE 2	1,381 SF
SUITE 3	6,267 SF
LEASE RATE	\$12.00—\$16.00 PSF
CAM & TAX 2018	\$5.90 PSF
COUNTY	Ramsey
PARKING	Surface parking for customers and garage parking for tenant staff

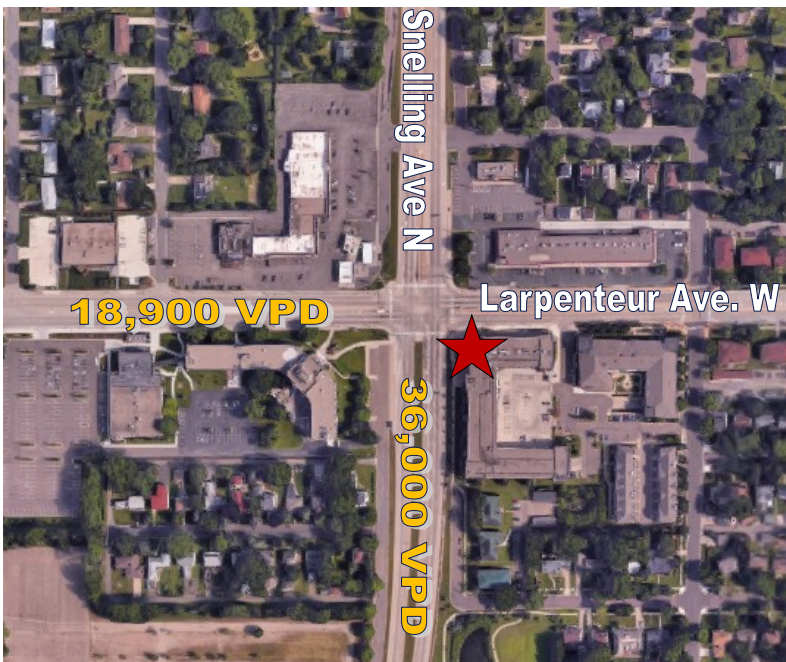


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,833	108,393	402,970
DAYTIME POPULATION	12,044	148,428	554,617
MEDIAN HH INCOME	\$73,856	\$54,592	\$52,699
AVERAGE HH INCOME	\$92,721	\$73,957	\$74,802
MEDIAN AGE	39.5	34.2	32.9

TRAFFIC COUNTS

SNELLING AVE N	36,000 VPD
LARPENETEUR AVE. W	18,900 VPD



COMMENTS

- Less than 3 miles away for Roseville Mall
- About 1 mile away from MN State Fairgrounds
- Pizza Hut anchors the corner
- Mixed use building
- Individual outdoor patios to be used by each retail or office tenant
- Former medical offices
- Great signage available

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