# HAFNER CENTER FOR LEASE

1532-1552 White Bear Ave. N | Saint Paul, MN | 55106



## 5,200 SF Retail Available

#### **Nancy Murdakes Brown**

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### **PROPERTY OVERVIEW**

#### **PROPERTY INFORMATION**

ADDRESS 1532-1552 White Bear Ave

CITY, STATE St. Paul, MN

**BUILDING SIZE** 35,000 SF Approx.

**AVAILABLE SPACE** 5,200 SF

**LEASE RATE** \$8.50 Net PSF

**CAM & TAXES 2020** \$7.95 PSF

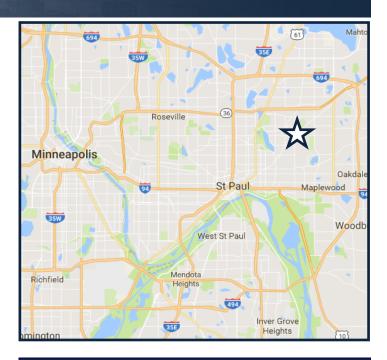
**ZONING** General Retail

**COUNTY** Ramsey

YEAR BUILT 1967

DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
POPULATION	17,416	129,458	267,512
MEDIAN HH INCOME	\$56,037	\$55,031	\$56,000
AVERAGE HH INCOME	\$66,383	\$69,850	\$74,111
MEDIAN AGE	32.0	33.1	34.1





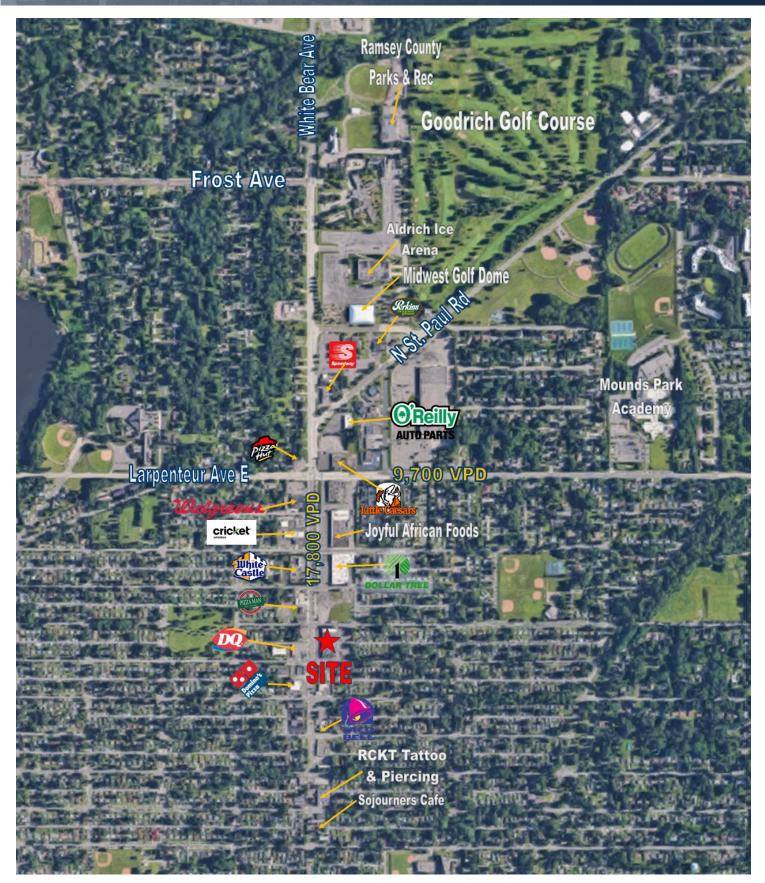
TRAFFIC COUNTS			
WHITE BEAR AVE	17,800 VPD		
LARPENTEUR AVE E	9,700 VPD		

#### **COMMENTS**

- Hafner Center is a great opportunity serve the 129,400 people residing within 3 miles
- Anchored by Dollar General
- Less than 2 miles from Hwy 36 and easy ingress and egress
- 40 feet of Store Front w/ pylon signage
- Nearby retailers include Walgreens, Dairy Queen, Dominos, White Castle, Little Caesar's, among others









# **Corporate Mark Inc. Vacant** 5,200 SF Nail & Spa Restroom & **Boiler Room** DOLLAR GENERAL **Hing's Garden El Quetzal Market Panaderia El Quetzal**