

# HAFNER CENTER FOR LEASE

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



5,200 SF Retail Available

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**PROPERTY INFORMATION**

|                             |                          |
|-----------------------------|--------------------------|
| <b>ADDRESS</b>              | 1532-1552 White Bear Ave |
| <b>CITY, STATE</b>          | St. Paul, MN             |
| <b>BUILDING SIZE</b>        | 35,000 SF Approx.        |
| <b>AVAILABLE SPACE</b>      | 5,200 SF                 |
| <b>LEASE RATE</b>           | \$8.50 Net PSF           |
| <b>CAM &amp; TAXES 2020</b> | \$7.95 PSF               |
| <b>ZONING</b>               | General Retail           |
| <b>COUNTY</b>               | Ramsey                   |
| <b>YEAR BUILT</b>           | 1967                     |



**DEMOGRAPHICS**

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

**TRAFFIC COUNTS**

|                         |            |
|-------------------------|------------|
| <b>WHITE BEAR AVE</b>   | 17,800 VPD |
| <b>LARPENTEUR AVE E</b> | 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





