

FORMER SPEEDWAY  
1146 Payne Ave  
St. Paul, MN 55130  
For Lease and For Sale



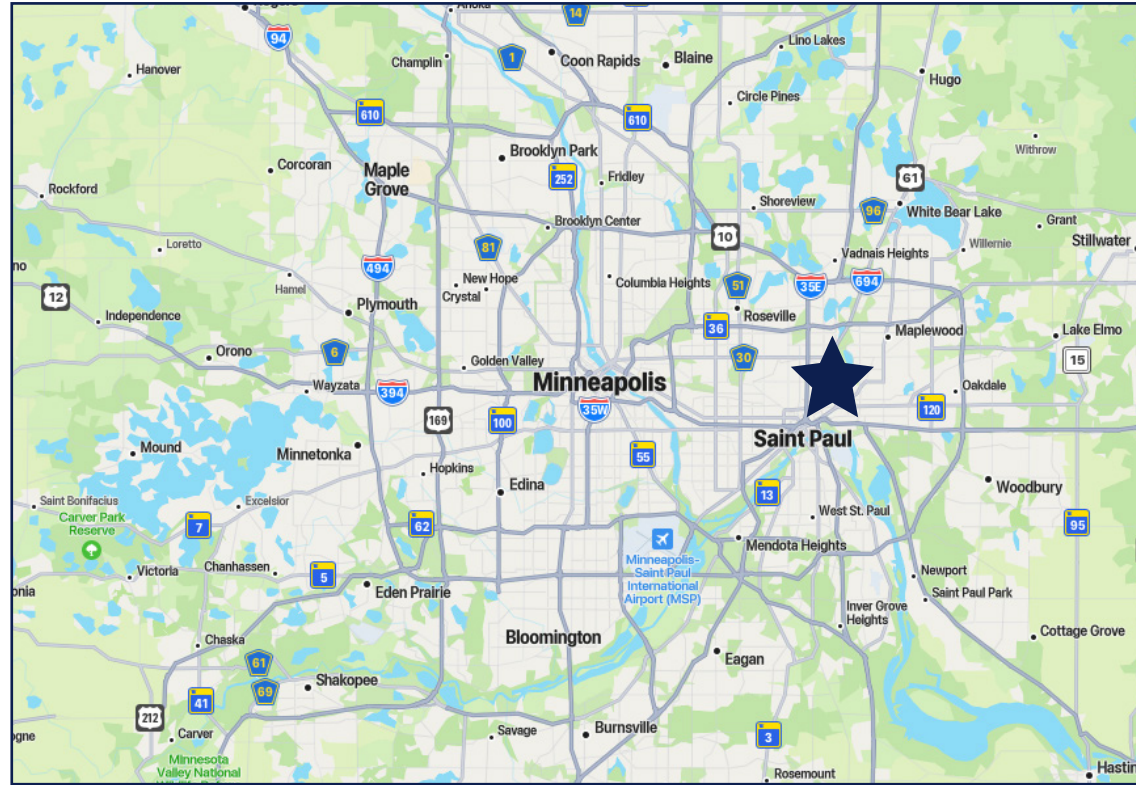
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<b>ADDRESS</b>	1146 Payne Ave
<b>CITY, STATE</b>	St. Paul, MN 55130
<b>SPACE AVAILABLE</b>	2,386 SF
<b>LOT SIZE</b>	0.29 Acres
<b>SALE PRICE</b>	\$477,200
<b>LEASE RATE</b>	\$16.00 PSF
<b>TAXES 2024</b>	\$15,470.00
<b>YEAR BUILT</b>	1995
<b>COUNTY</b>	Ramsey
<b>ZONING</b>	B2 Community District
<b>PARKING</b>	40 Surface Stalls

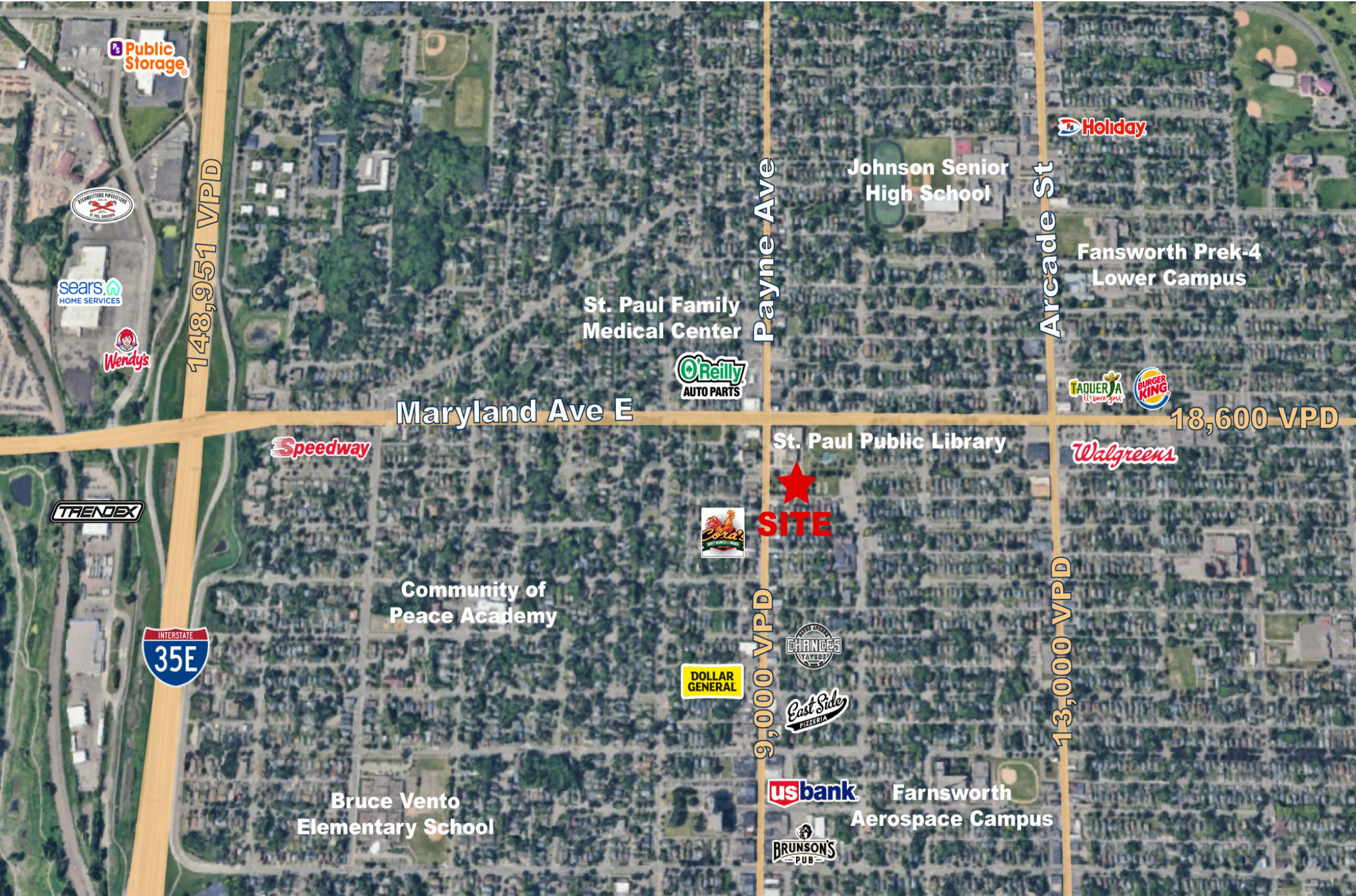


**HIGHLIGHTS**

- Located near I-35E where traffic counts average 148,951 vehicles per day.
- 5-mile population of 349,534.
- Located approximately 2.5 miles north of St. Paul.
- Nearby tenants include O'Reilly Auto Parts, Walgreens, Dollar General, US Bank, Burger King, etc.

<b>2024 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	26,239	161,699	349,534
<b>MEDIAN AGE</b>	30.6	32.7	34.8
<b>MEDIAN HH INCOME</b>	\$60,604	\$61,459	\$70,735
<b>AVERAGE HH INCOME</b>	\$80,742	\$84,936	\$97,883





148,951 VPD

Payne Ave

Arcade St

Maryland Ave E

18,600 VPD

9,000 VPD

13,000 VPD

**SITE**

usbank

Farnsworth  
Aerospace Campus

BRUNSON'S  
PUB

DOLLAR  
GENERAL

East Side  
PIZZERIA

CHANGES  
TAVERN

Walgreens

TAQUERIA  
BURGER KING

Fansworth Prek-4  
Lower Campus

Johnson Senior  
High School

St. Paul Family  
Medical Center

O'Reilly  
AUTO PARTS

Community of  
Peace Academy

Bruce Vento  
Elementary School

Speedway

INTERSTATE  
35E

TRENDON

Wendy's

sears  
HOME SERVICES

SEMI-TRUCKS PROTECTIVE  
EQUIPMENT

Public  
Storage

Holiday





## **ZONING: B2 Community Business**

### All B1 Uses

- Community residential facility\*
- Veterinary clinic
- Service businesses with a showroom or workshop, e.g. contractor, painter, appliance repair
- Tattoo shop, tobacco products shop
- Restaurant, catering, coffee kiosk
- Private hall, club, health club, indoor recreation\*
- Theater, bingo hall\*, assembly hall
- Auto convenience market, service station\*
- Mail order house\*, printing/publishing\*

### B1 Local Business

- Most OS uses (not multiple-family dwelling)
- General retail, grocery store, bakery, liquor store
- Laundromat, dry cleaning (retail outlet)
- Post office
- Coffee shop/tea house\*, carry-out restaurant
- Bed and breakfast





# UPLAND

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