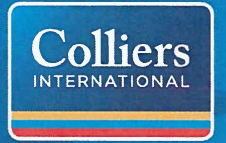


FOR LEASE > RETAIL

# 678 Snelling Ave N

ST. PAUL, MN 55104

MINNEAPOLIS-ST. PAUL



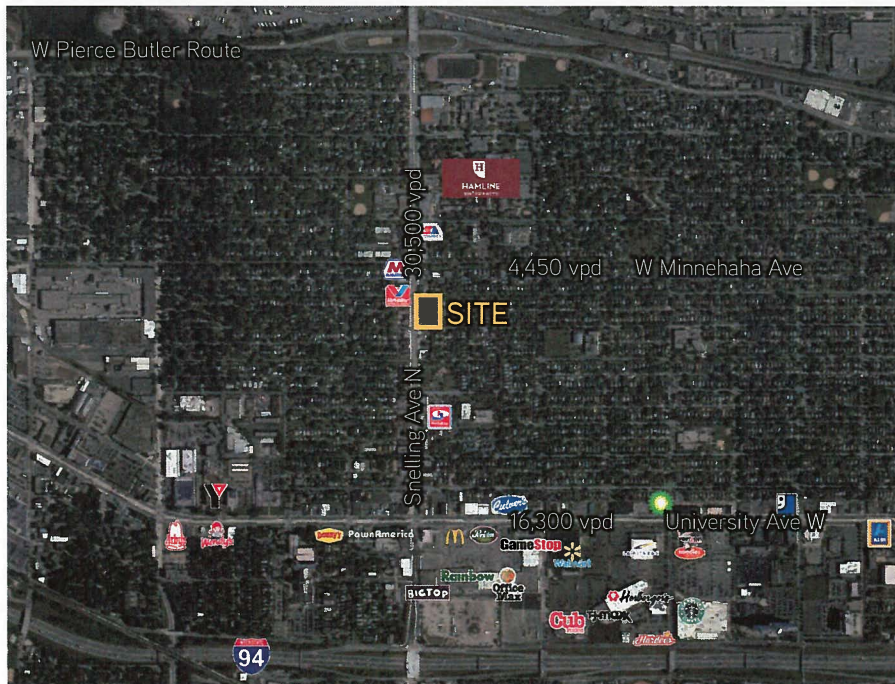
PARTNER X TEAM INTERNATIONAL



FOR LEASE

Contact Us

LAUREN KESSLER  
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## Site Information

- > **Location** 678 Snelling Ave N | St. Paul, MN
- > **Description** Neighborhood Retail Shopping Center
- > **Zoning** Retail
- > **Total GLA** 13,240 SF

### AVAILABLE:

13,240 SF of Retail Space

### RATES:

Negotiable

### CAM/TAX (EST.):

\$3.00 psf

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	17,707	165,951	425,872
Median HH Income	\$42,579	\$54,599	\$48,209
Average HH Income	\$56,884	\$80,703	\$71,397

### TRAFFIC COUNTS:

- > Snelling Ave: 30,500 vpd
- > University Ave: 16,300 vpd
- > Minnehaha Ave: 4,450 vpd

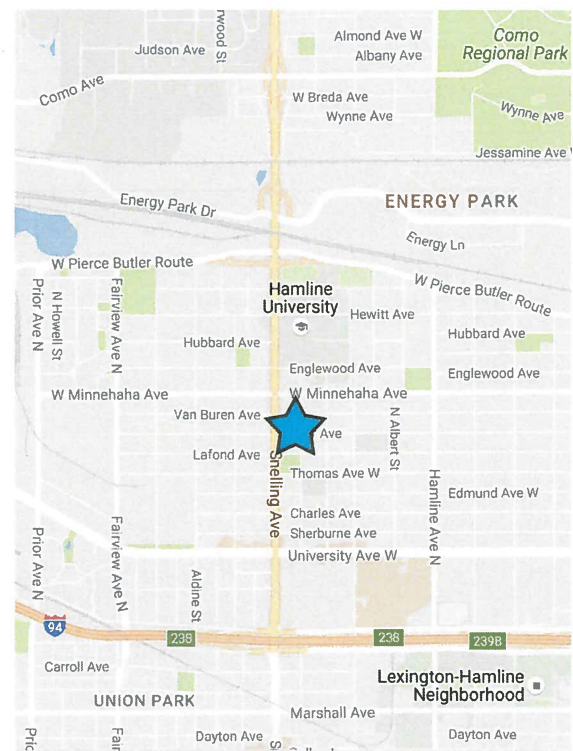
*\* Source: Minnesota Department of Transportation 2013 Study. Averages are per day total cars*

### AREA TENANTS:

- > CVS Pharmacy
- > McDonald's
- > Checker Board Pizza
- > Black Sea Restaurant
- > Big V's Saloon
- > On's Kitchen
- > Snelling Cafe
- > Taco Bell
- > Star Food Market

### COMMENTS:

Located north of Midway in St. Paul, 678 Snelling offers excellent visibility, street parking, and a great opportunity for a tenant to enter this trade area. St. Paul is home to 294,873 residents and will house the new Minnesota United soccer stadium.



## Contact Us

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