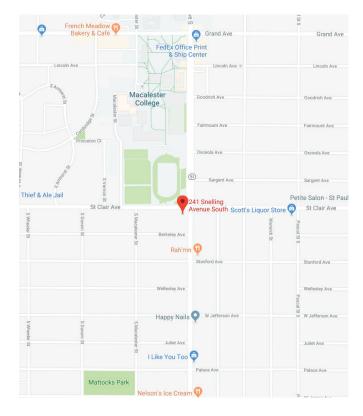
RESTAURANT/RETAIL SPACE FOR LEASE 241 Snelling Ave S, St. Paul 1







Mike Finkelstein Maven CRE www.mavencre.com mfink@mavencre.com 612.483.1415

MAVEN CRE

BUILDING HIGHLIGHTS

- High walk score of 74
- High visibility space on Snelling Avenue South in high demand Mac-Groveland neighborhood
- Join noteworthy tenants Cajah Salon, Poppy & Edward Jones
- Former home to iconic St. Clair Broiler
- 2,200 SF + 1,800 SF lower level
- Rent \$32/SF NNN
- CAM & TAX \$9/SF
- Convenient on-street and off-street parking behind building
- Potential for outdoor patio
- Sidewalk seating on Snelling Avenue

AREA HIGHLIGHTS

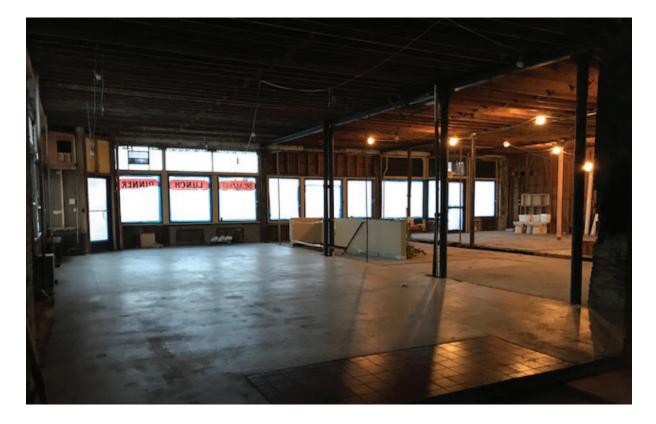
- On the "A Line" Rapid Bus Service
- Excellent mix of successful independent businesses
- Densely populated neighborhood
- Over 53,200 vehicles per day (2017)
- Strong demographics and location advantages
- Steps away from Macalester College and close to St. Catherine's, St. Thomas and numerous other colleges

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Population	26,489	80,784	154,912
Average HH Income	\$106,964	\$97,867	\$87,005
Total Households	10,764	32,488	65,924

TRAFFIC COUNTS

Snelling Ave (north): 22,900/day Snelling Ave (south): 22,500/day St. Clair Ave (east & west): 7,800/day

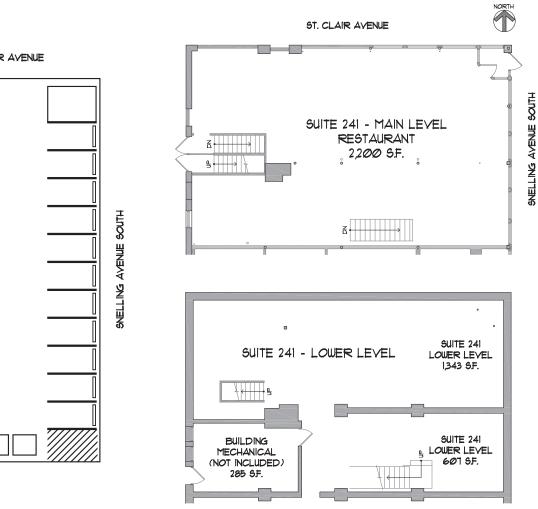






RESTAURANT/RETAIL SPACE FOR LEASE 241 Snelling Ave S, St. Paul 3





ST. CLAIR AVENUE

//////

لك

MAVEN CRE