

Retail/ Restaurant For Lease

LEASE PRICE:
\$4,200 Gross plus Utilities

2649 7th Ave E,
North St Paul



Located in North Saint Paul's downtown district on 7th Avenue, this 1983 retail building is move-in ready for a restaurant.

- New commercial hood installed
- Includes a walk-in cooler and freezer
- Two-tenant building with a hair salon
- Corner lot



**2649 7th Ave E,
North St Paul**

Lease Type	Gross plus utilities
Asking Rent	\$4,200
Available SF	2,000 SF
Minimum SF	2,000 SF
Availability	Immediate
Unit 1	2,000 SF
Unit 2	500 SF
Parking Spaces	19
Tenancy Type	Multi

AREA TENANTS

Downtown North Saint Paul

American Legion

LUV Ice Cream

North Saint Paul Medical



**2649 7th Ave E,
North St Paul**

PROPERTY PHOTOS

Unit 1
2,000 SF

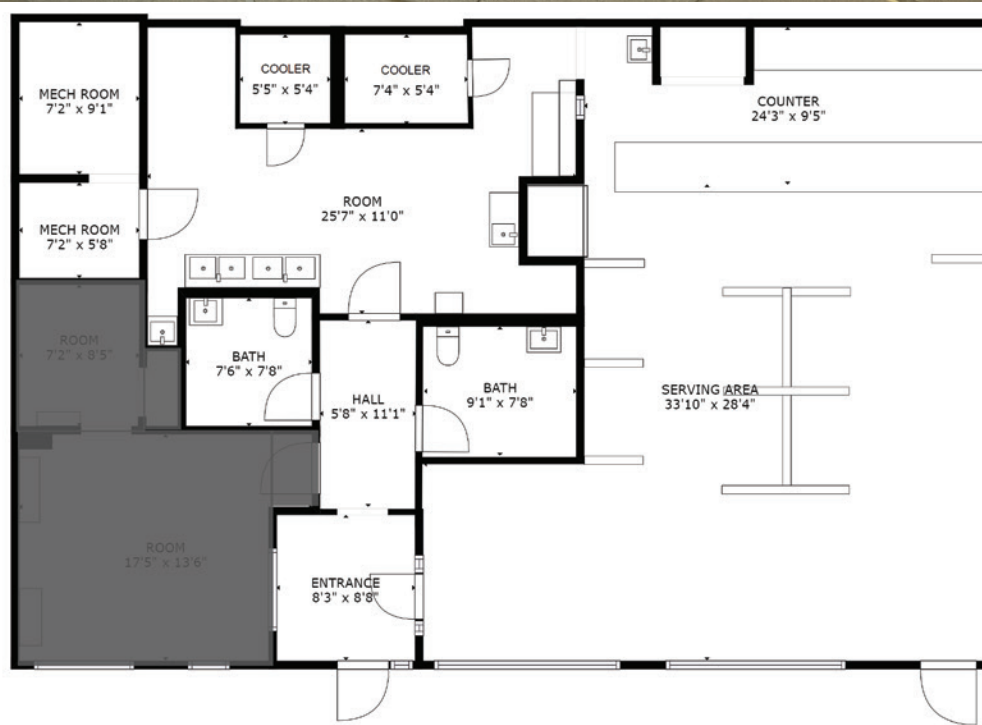


Click the images
to enter the
virtual tour



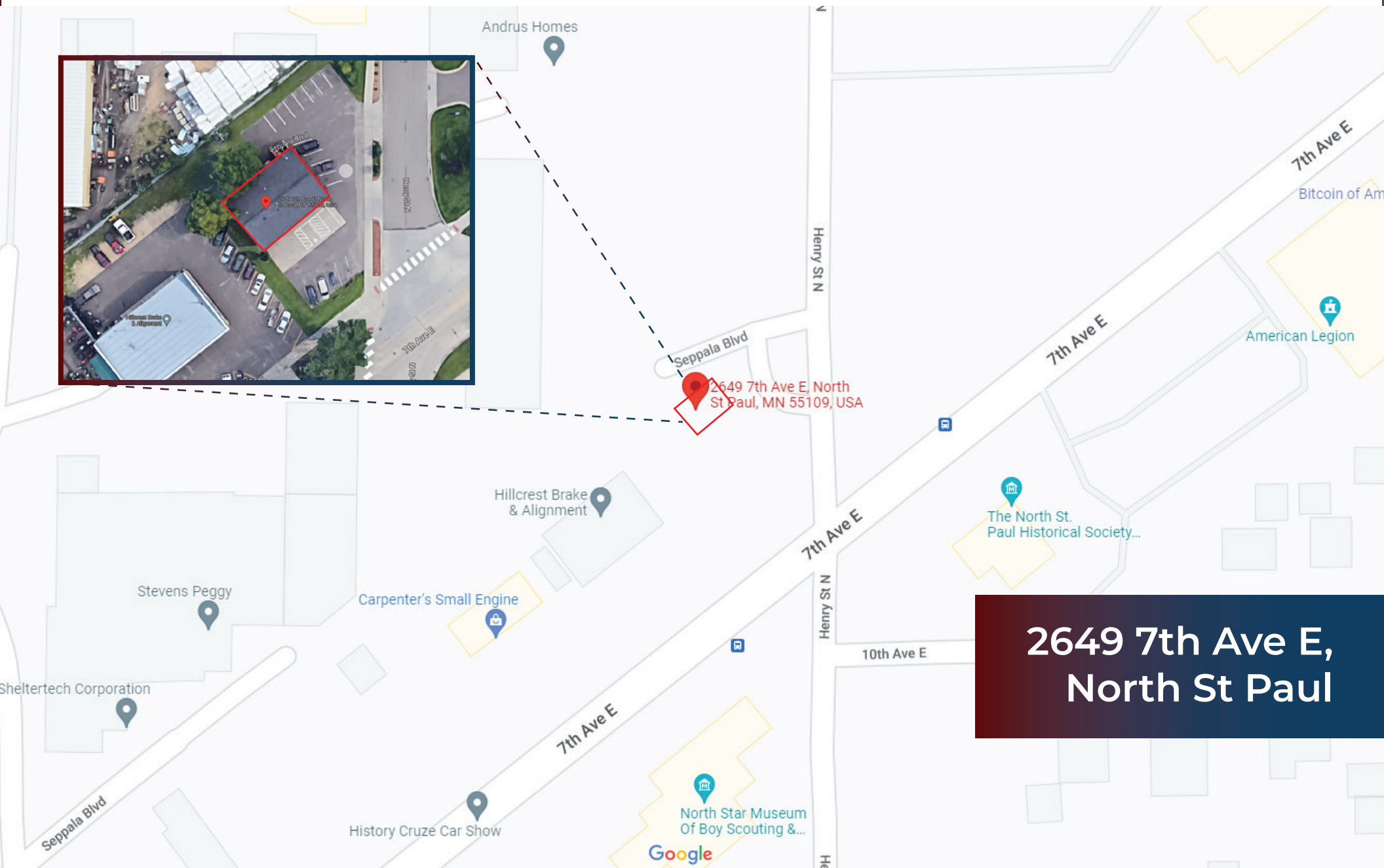
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Unit 1
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North Saint Paul | Ramsey County

12,608
Total Population

31.8
Median Age

7,510
Workers 16+

4,553
Households



Home to Minnesota's capital city and more than 550,000 residents



267,700 workers in Ramsey county's labor shed



Many of the state's top school districts, colleges, and universities are in Ramsey County



Home to 16,600 acres of parks and recreational facilities



Nationally-known as an attractive and liveable place rich in history, diversity and opportunities

MEDIAN HOUSEHOLD INCOME

\$67,595
2020 VALUE
± \$5,132

4.44%
1 YEAR GROWTH
± \$9.47%

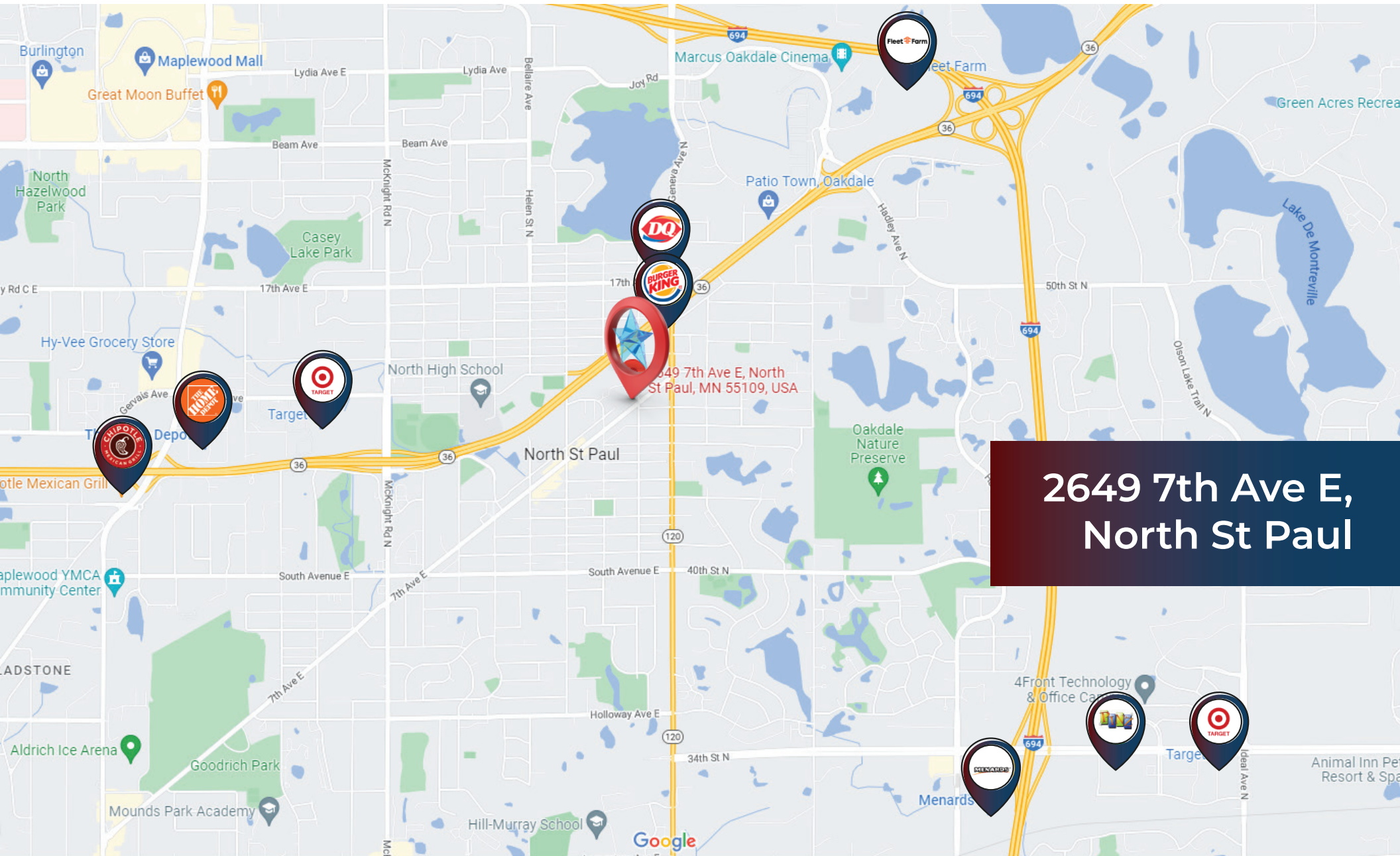
Households in North St. Paul, MN have a median annual income of \$67,595, which is more than the median annual income of \$64,994 across the entire United States. This is in comparison to a median income of \$64,722 in 2019, which represents a 4.44% annual growth.



MARKET OVERVIEW

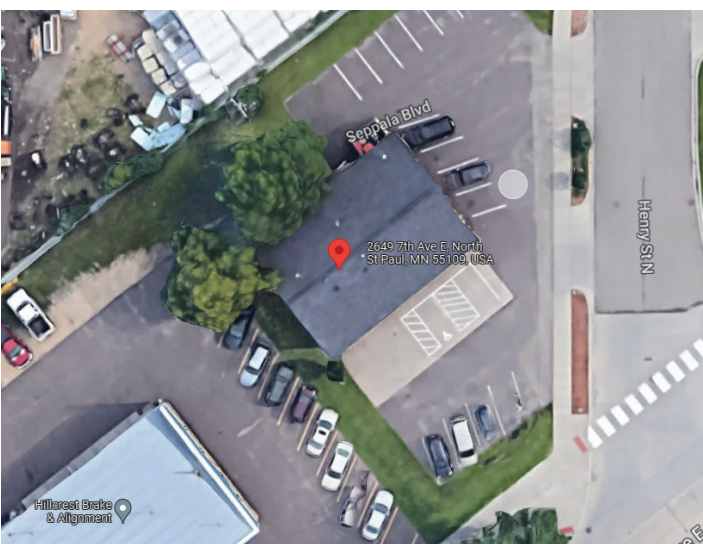
Ramsey County is a vibrant and growing community with opportunity for everyone!

Ramsey County is a bustling, thriving and growing community that benefits from the amenities of Saint Paul and the Twin Cities metro. Saint Paul is a charming, historic and vibrant city, and suburban Ramsey County is defined by abundant green space, good schools and affordable housing options. People are flocking to the county to enjoy the incredible quality of life, while entrepreneurs and developers are leveraging this growth to start businesses and invest in the community.



**2649 7th Ave E,
North St Paul**





Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



BRIAN SCHOLTEN | Director

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