



**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



**Mike Finkelstein**  
**Maven CRE**  
[www.mavencre.com](http://www.mavencre.com)  
[mfink@mavencre.com](mailto:mfink@mavencre.com)  
 612.483.1415





