

# St. Paul Land Development

1865 Suburban Avenue, St. Paul, Minnesota

103,000 VPDs

1 Acre Built-to-Suit For Sale or Lease

## SALE & LEASING INFORMATION

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# PROPERTY

## INFORMATION

### PARCEL

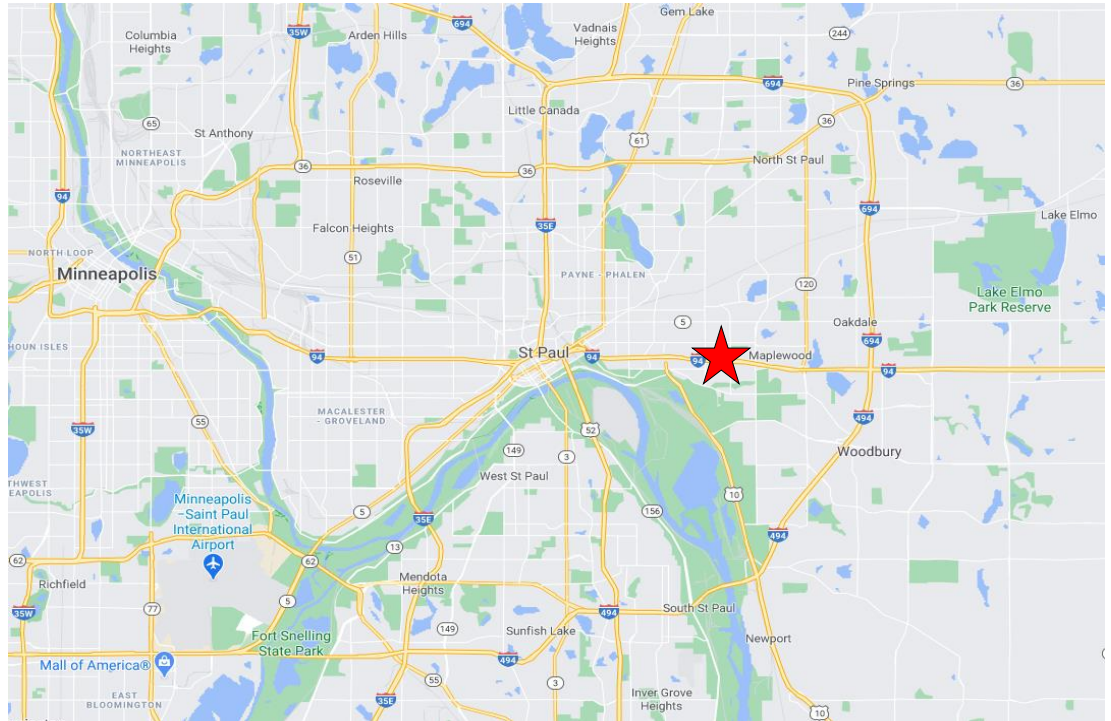
Address:	1865 Suburban Avenue St. Paul, MN 55119
Size:	1.01 Acres
Zoned:	T2 – Traditional Neighborhood
Condition:	Built-to-Suit or Delivered Pad Ready

### AVAILABLE

Building Size:	2,200 – 10,000 Square Feet
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### RATES

BTS Lease:	Negotiable
Sale:	\$799,000



## Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	16,278	110,677	291,897
Daytime Pop.	12,969	100,720	309,463
Avg. HH Income	\$67,882	\$70,977	\$77,276
Interstate 94	103,000 Vehicles Per Day		
White Bear Ave	18,400 Vehicles Per Day		

# SITE



# SITE PLAN



# AERIAL



# LOCATION

