

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

Blake Martin

651-424-1911 | bmartin@thelinnco.com



PROPERTY

INFORMATION

PARCEL

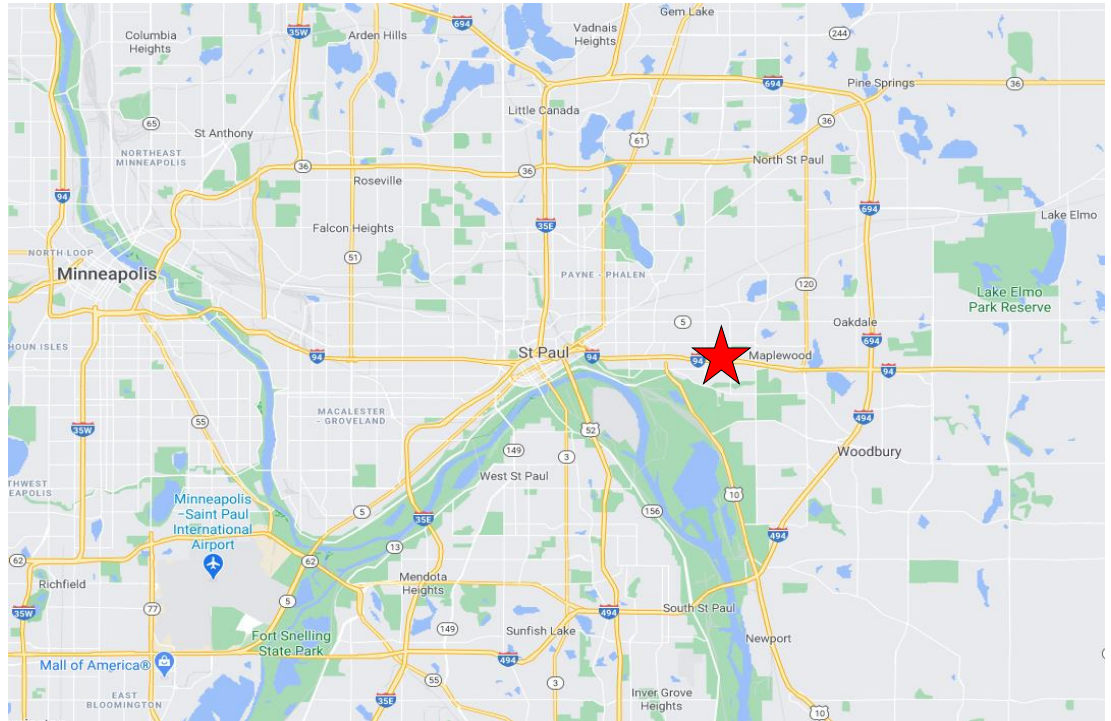
| | |
|------------|--|
| Address: | 1865 Suburban Avenue St. Paul, MN 55119 |
| Size: | 1.01 Acres |
| Zoned: | T2 – Traditional Neighborhood |
| Condition: | Built-to-Suit or Delivered Pad Ready |

AVAILABLE

| | |
|----------------|-------------------------------|
| Building Size: | 2,200 – 10,000 Square Feet |
|----------------|-------------------------------|

RATES

| | |
|------------|------------|
| BTS Lease: | Negotiable |
| Sale: | \$699,000 |



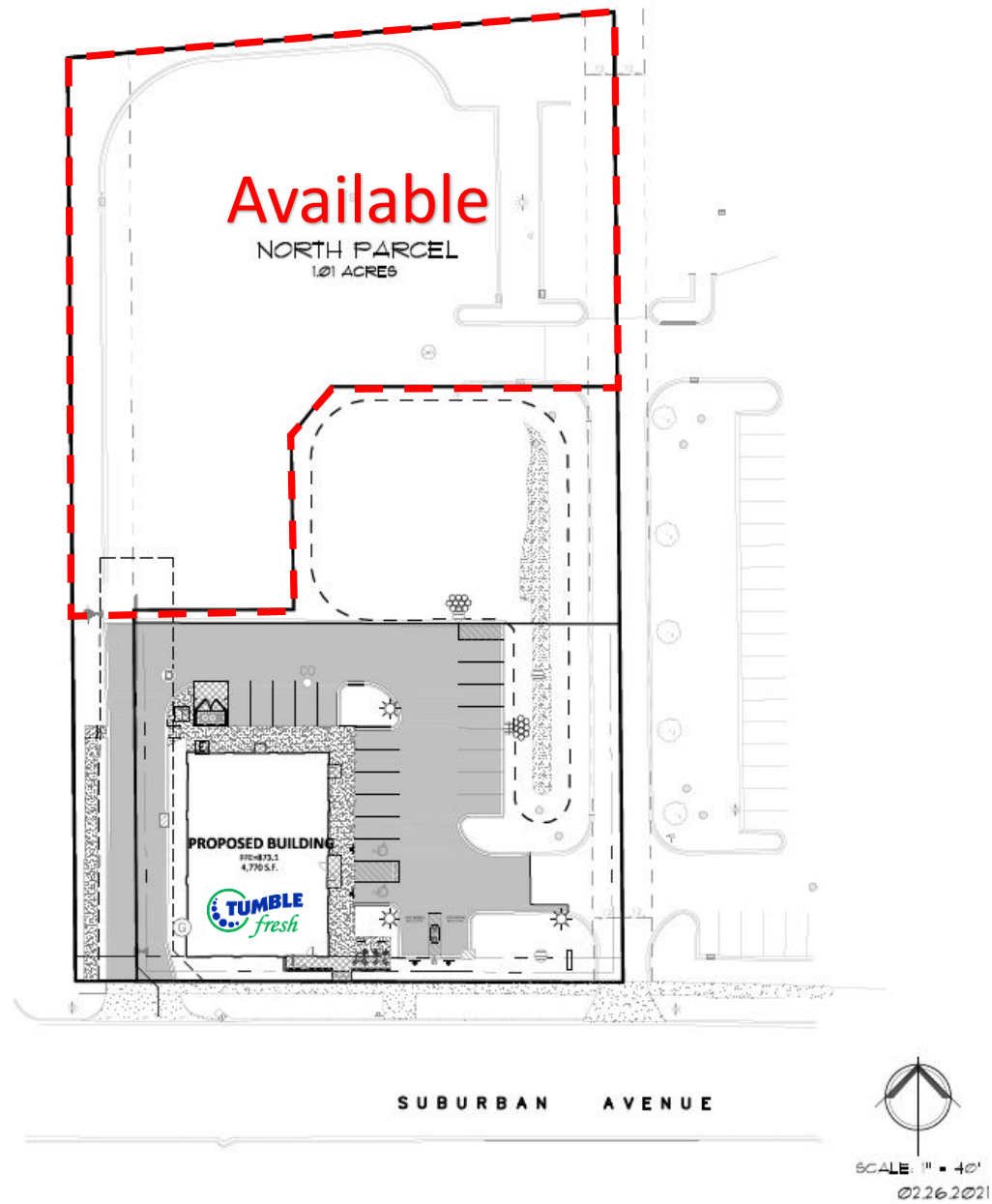
Demographics

| | <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

