

FOR LEASE

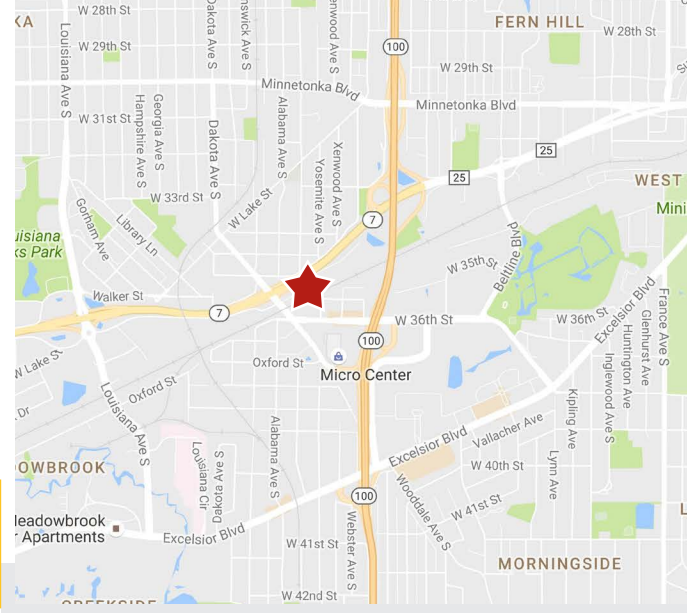
# ST. LOUIS PARK DEVELOPMENT

**SEQ Hwy 7 and Wooddale Ave**  
St. Louis Park, MN

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# SEQ Hwy 7 and Wooddale Ave, St. Louis Park, MN

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## Site Information

### DESCRIPTION

Located off Highway 7 & Wooddale Ave

### AVAILABLE:

1,173 square feet  
4,644 square feet

### PLANNED DELIVERY EST. - FALL 2018:

- > 6 stories
- > 299 apartment units
- > Hotel
- > Urban Forest
- > 1 acre sustainability-minded development

### HIGHLIGHTS:

- > Great outdoor space
- > Surface parking available
- > Located in dense neighborhood area
- > Visibility to Highway 7

### ASKING BASE RENT:

Upper \$20's to Low \$30's per square foot net

### AREA TENANTS:

- > Target
- > LA Fitness
- > Burlington Coat Factory
- > Micro Center
- > Byerly's

### DEMOGRAPHICS:

	1 MILE	3 Mile	5 Mile
<b>Population</b>	14,706	110,773	348,957
<b>Median HH Income</b>	\$79,317	\$104,349	\$86,219
<b>Avg HH Income</b>	\$34,245	\$112,472	\$436,117

\* Source: ESRI 2014 estimates

### TRAFFIC COUNTS:

- > 36th Street: 12,900 vpd
- > Highway 7: 31,000 vpd
- > Wooddale Ave: 10,500 vpd

\* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars

### COMMENTS:

4.5 acre mixed-use development site with a focus on sustainable living located at the corner of Highway 7 and Wooddale Avenue.

## Contact Us

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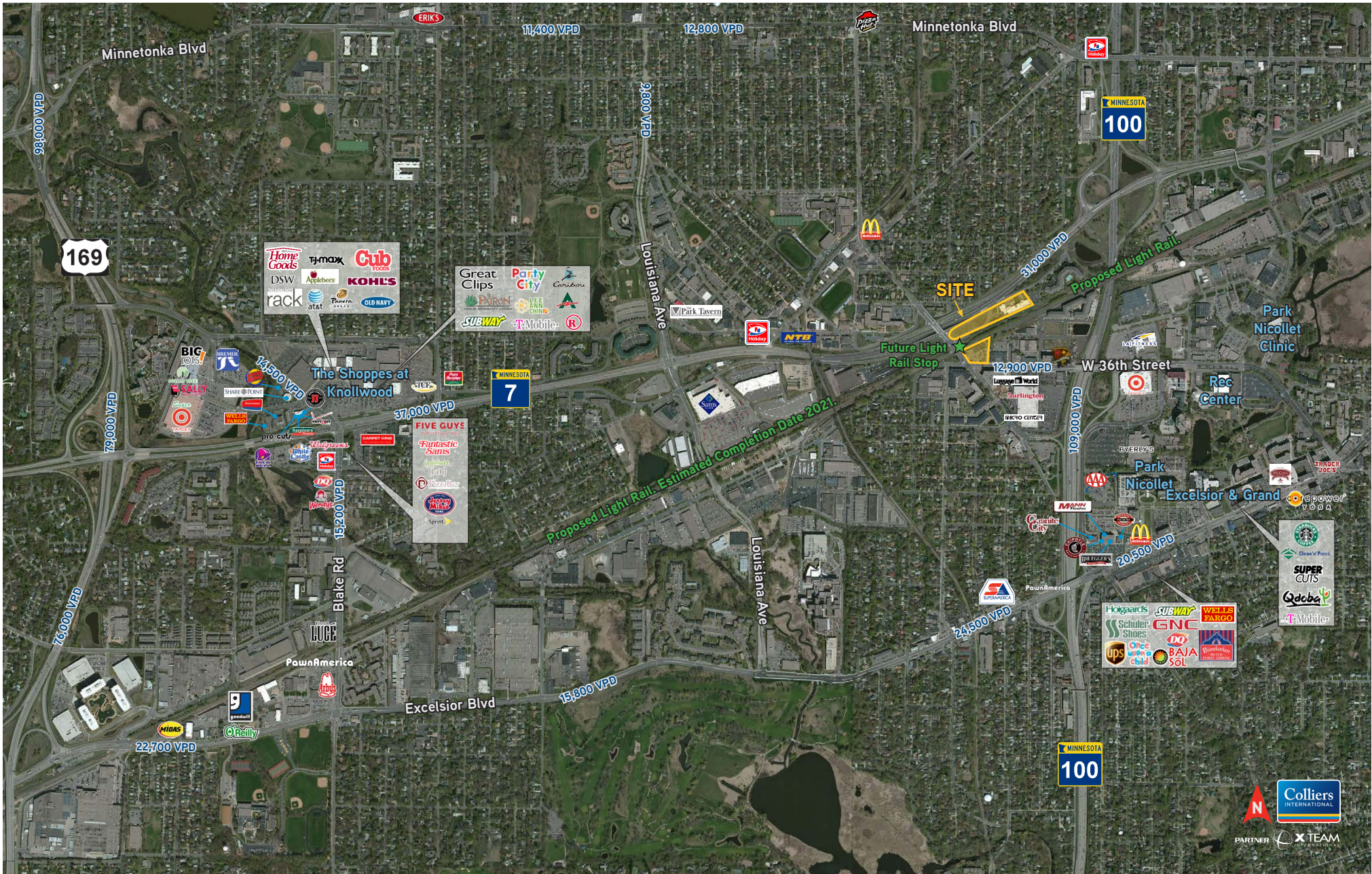
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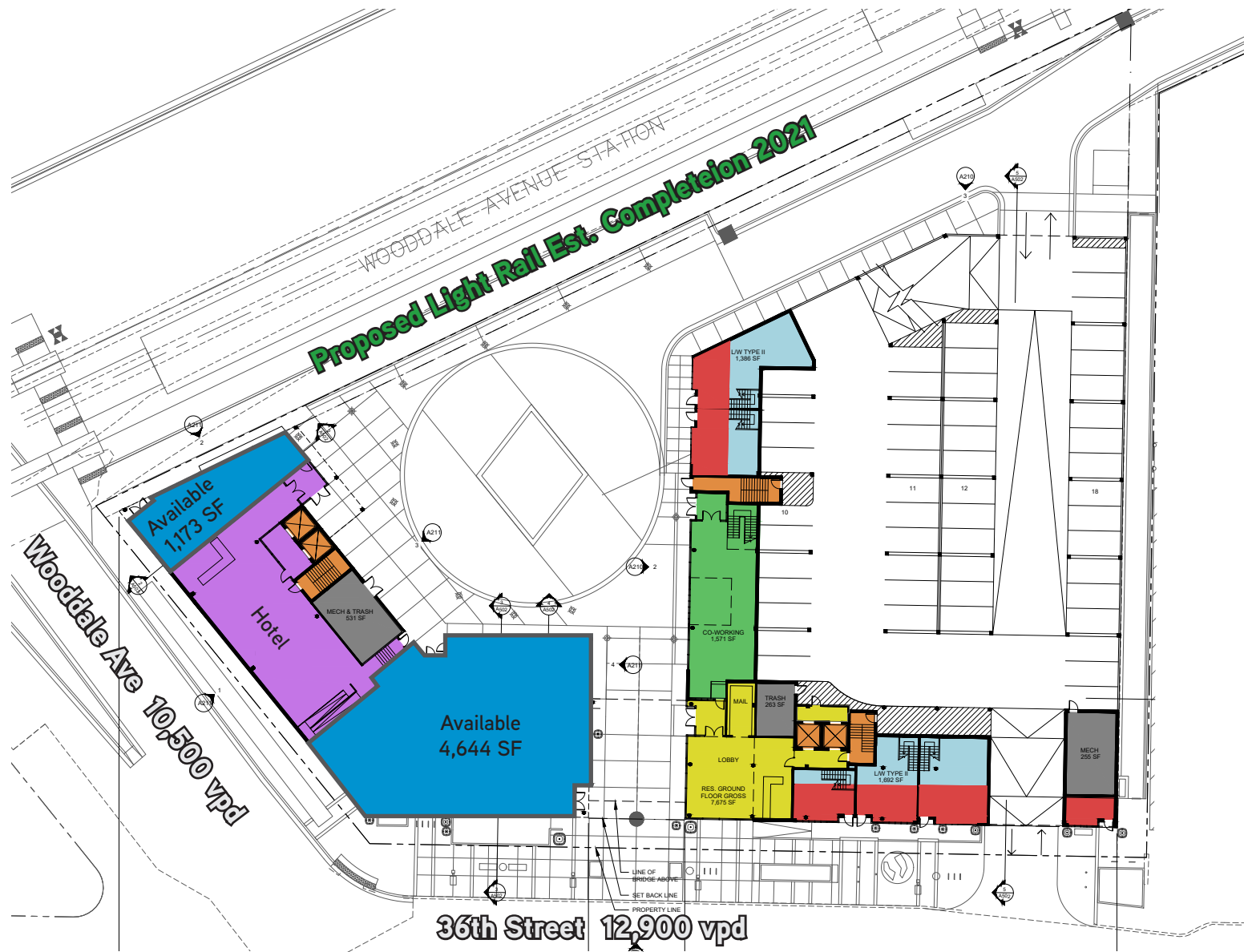
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