

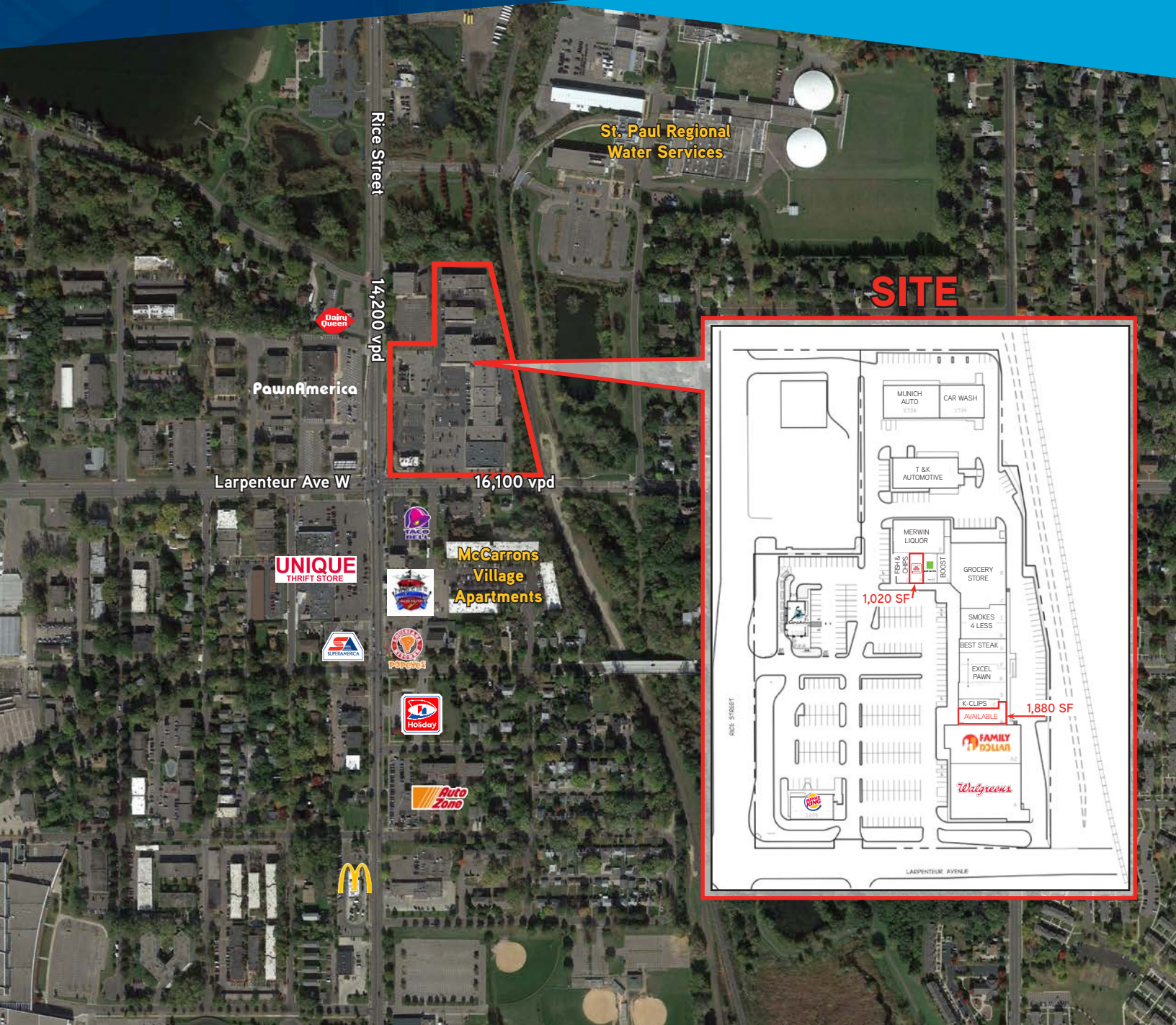
RETAIL FOR LEASE >

Crown Plaza

1700 Rice Street | Maplewood, MN 55113



Accelerating success.



CONTACT US

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Site Information

Location 1700 Rice Street, Maplewood MN 55113
Description Retail, Office/Service, Medical
Zoning BC

AVAILABLE:

For Lease 1,880 Square Feet
1,020 Square Feet

DEMOGRAPHICS:	1 Mile	5 Miles	10 Miles
Population	14,691	134,642	325,274
Median HH Income	\$35,747	\$45,423	\$49,343
Average HH Income	\$50,695	\$63,057	\$68,987

TRAFFIC COUNTS:

- **Rice Street:** 14,200 cars per day
- **Larpenteur Ave W:** 16,100 cars per day

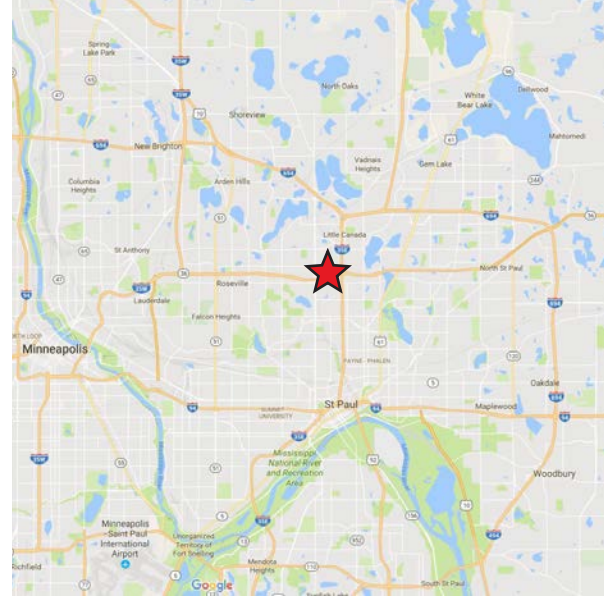
** Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars*

2017 CAM/TAX:

CAM \$2.50 psf
Tax \$5.10 psf
Total \$7.60 psf

PROPERTY HIGHLIGHTS:

- Located at busy intersection
- Convenient location on Rice St and Larpenteur Ave
- Ample Parking and Signage Available



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