

# Phalen Retail Center

1177 CLARENCE STREET | ST. PAUL, MN 55106



For Lease



WELSH



## Contact Us

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## Site Information

- **Location** 1177 Clarence Street | St. Paul, MN
- **Description** Grocery Anchored Shopping Center
- **Total GLA** 73,678 SF
- **Zoning** Retail

### AVAILABLE FOR LEASE:

- 1,205 SF
- 1,400 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	24,215	133,075	297,059
Median HH Income	\$38,675	\$43,980	\$47,138
Average HH Income	\$48,096	\$54,972	\$61,196

*\* Source: ESRI 2015 Est.*

### TRAFFIC COUNTS:

- Maryland Ave: 14,500 vpd
- Johnson Pkwy: 8,500 vpd
- Phalen Blvd: 14,000 vpd

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

### EST. CAM & REAL ESTATE TAX:

\$4.00 per square foot CAM  
\$8.45 per square foot Tax  
\$12.35 total per square foot

### ANCHOR TENANTS:

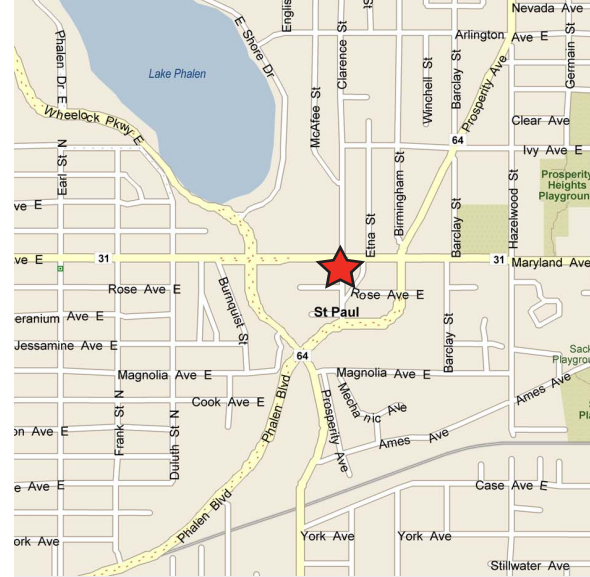
- Cub Foods
- Subway
- Farmer's Insurance
- Snap Fitness

### AREA TENANTS:

- McDonald's
- Palace's Pizza
- Dairy Queen
- Walgreens
- Wells Fargo

### COMMENTS:

This is a strong grocery anchored shopping center with great co-tenancy. Located in St. Paul's Phalen neighborhood, this center is in the middle of a very dense demographic and visible to 38,000 vehicles per day.



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