

FOR SALE OR LEASE > RETAIL

678 Snelling Ave N

ST. PAUL, MN 55104



FOR SALE OR LEASE

Contact Us

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Site Information

- › **Location** 678 Snelling Ave N | St. Paul, MN
- › **Description** Neighborhood Retail Shopping Center
- › **Zoning** Retail
- › **Total GLA** 11,937 SF

AVAILABLE:

1,728 SF lower level
1,827 SF mezzanine level
8,382 SF main floor
Approx. 11,937 SF

RATES/SALE PRICE

Negotiable

CAM/TAX (EST.):

\$3.00 psf

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	17,707	165,951	425,872
Median HH Income	\$42,579	\$54,599	\$48,209
Average HH Income	\$56,884	\$80,703	\$71,397

TRAFFIC COUNTS:

- › Snelling Ave: 30,500 vpd
- › University Ave: 16,300 vpd
- › Minnehaha Ave: 4,450 vpd

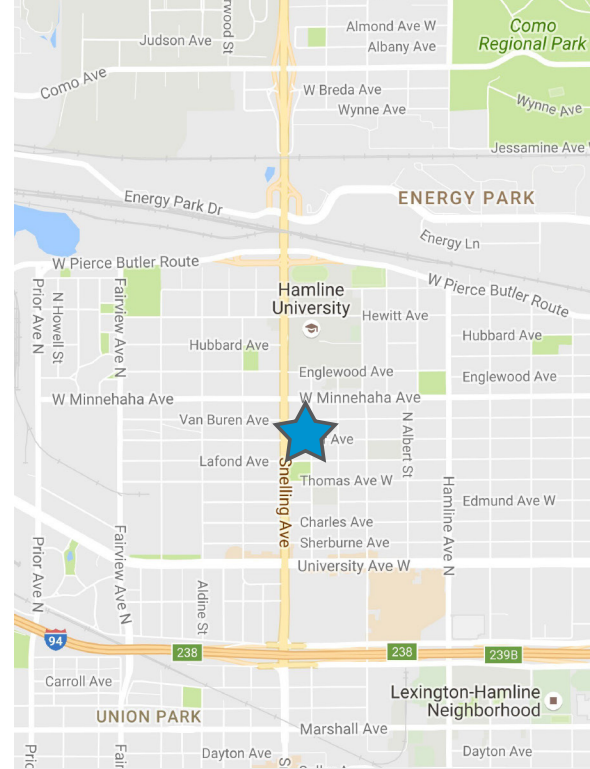
** Source: Minnesota Department of Transportation 2013 Study. Averages are per day total cars*

AREA TENANTS:

- › CVS Pharmacy
- › McDonald's
- › Checker Board Pizza
- › Black Sea Restaurant
- › Big V's Saloon
- › On's Kitchen
- › Snelling Cafe
- › Taco Bell
- › Star Food Market

COMMENTS:

Located north of Midway in St. Paul, 678 Snelling offers excellent visibility, street parking, and a great opportunity for a tenant to enter this trade area. St. Paul is home to 294,873 residents and will house the new Minnesota United soccer stadium.



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