

RETAIL FOR SALE

J & J FISH & CHICKEN

1647 University Ave W, Saint Paul, MN 55104



OFFERING SUMMARY

SALE PRICE:	Make Offer
LOT SIZE:	0.48 Acres
YEAR BUILT:	1971
BUILDING SIZE:	2,836 SF
ZONING:	3A-Commercial/ Industrial/Public Utility
MARKET:	St. Paul Midway
TRAFFIC COUNT:	12,100
PRICE / SF:	\$25

PROPERTY OVERVIEW

Highly desirable and just listed retail site. One block from Snelling & University Avenue. Owner may contribute the land to a development.

PROPERTY HIGHLIGHTS

- Drive-Thru Approved
- Direct, Right and Left Turns
- Corner .48 Acre Site
- 1/2 Block to Light Rail Station
- 2-Blocks to New Soccer Stadium
- 30 On-Site Parking Stalls

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

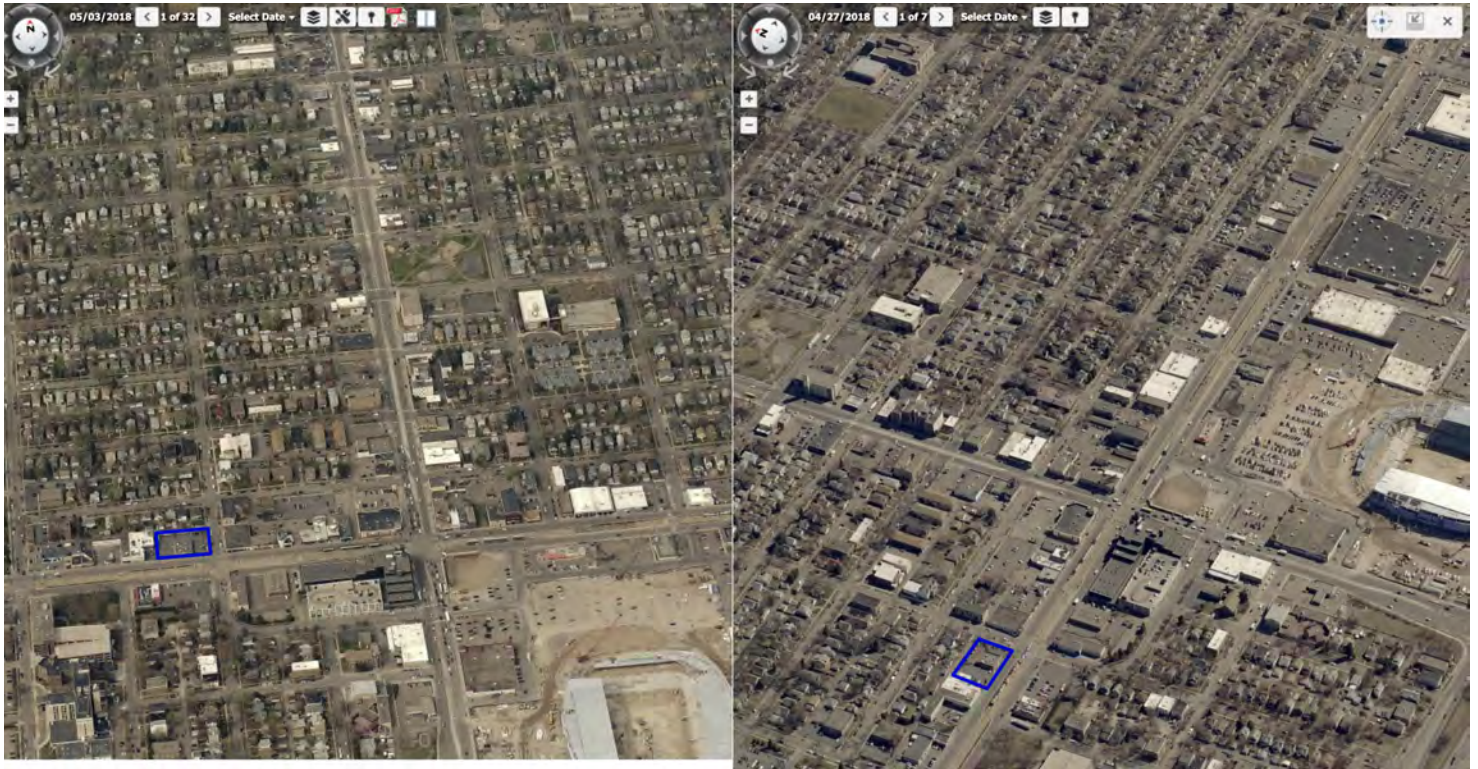
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Director Of Commercial
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Caption 1

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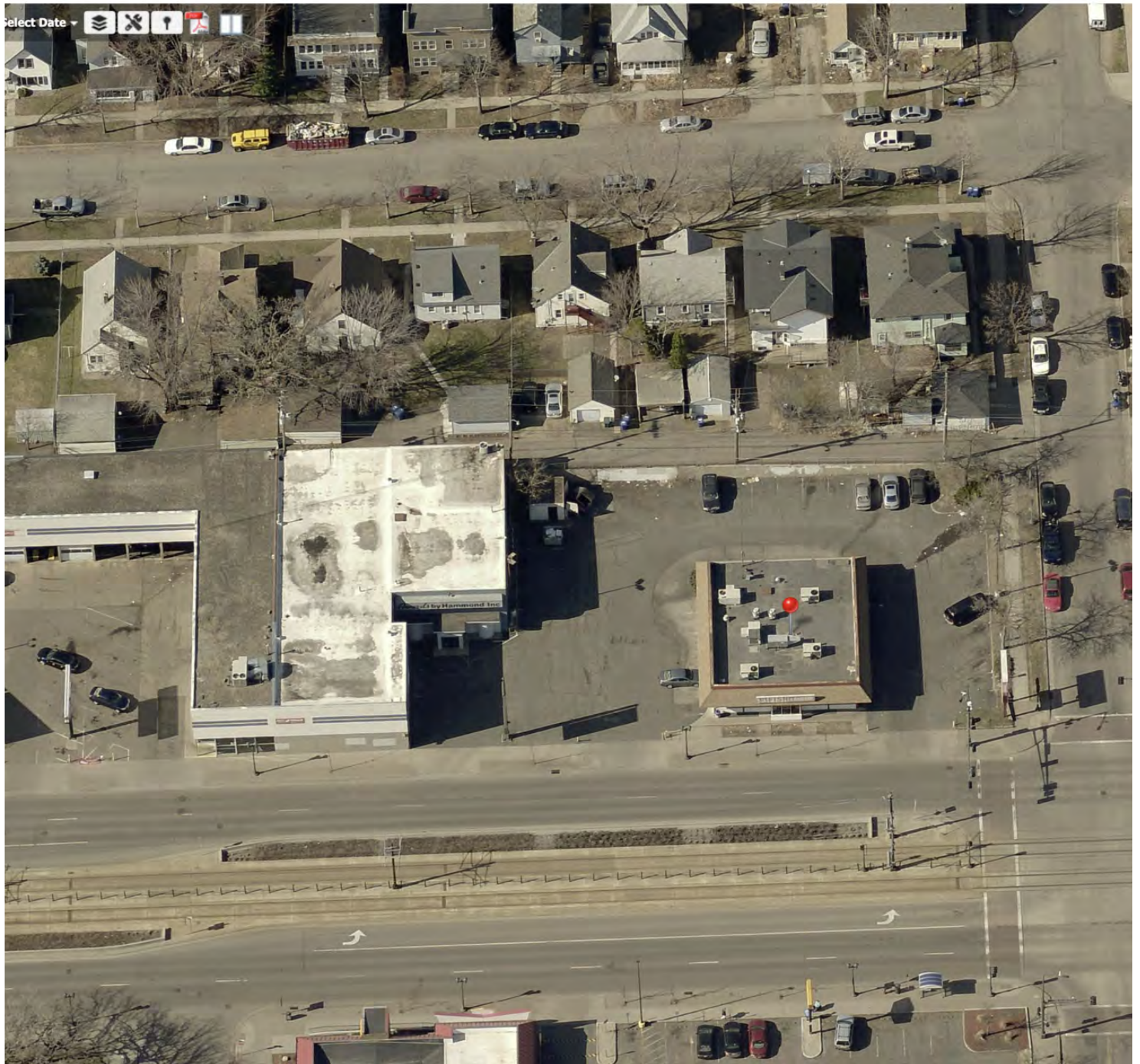
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blique & Orthogonal Imagery

1647 University Av



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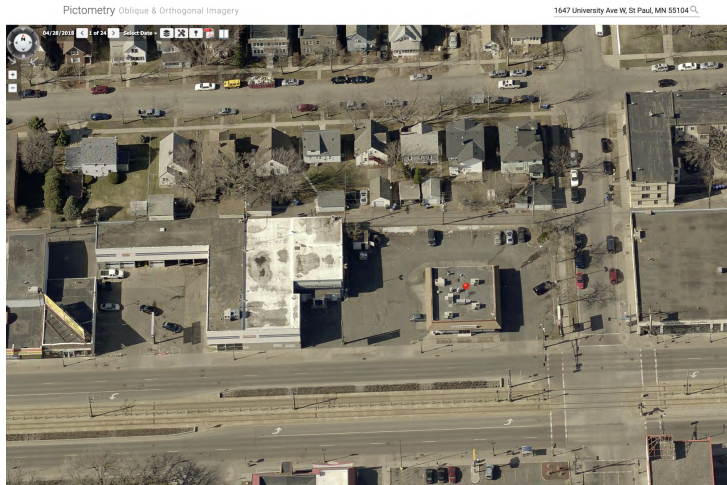
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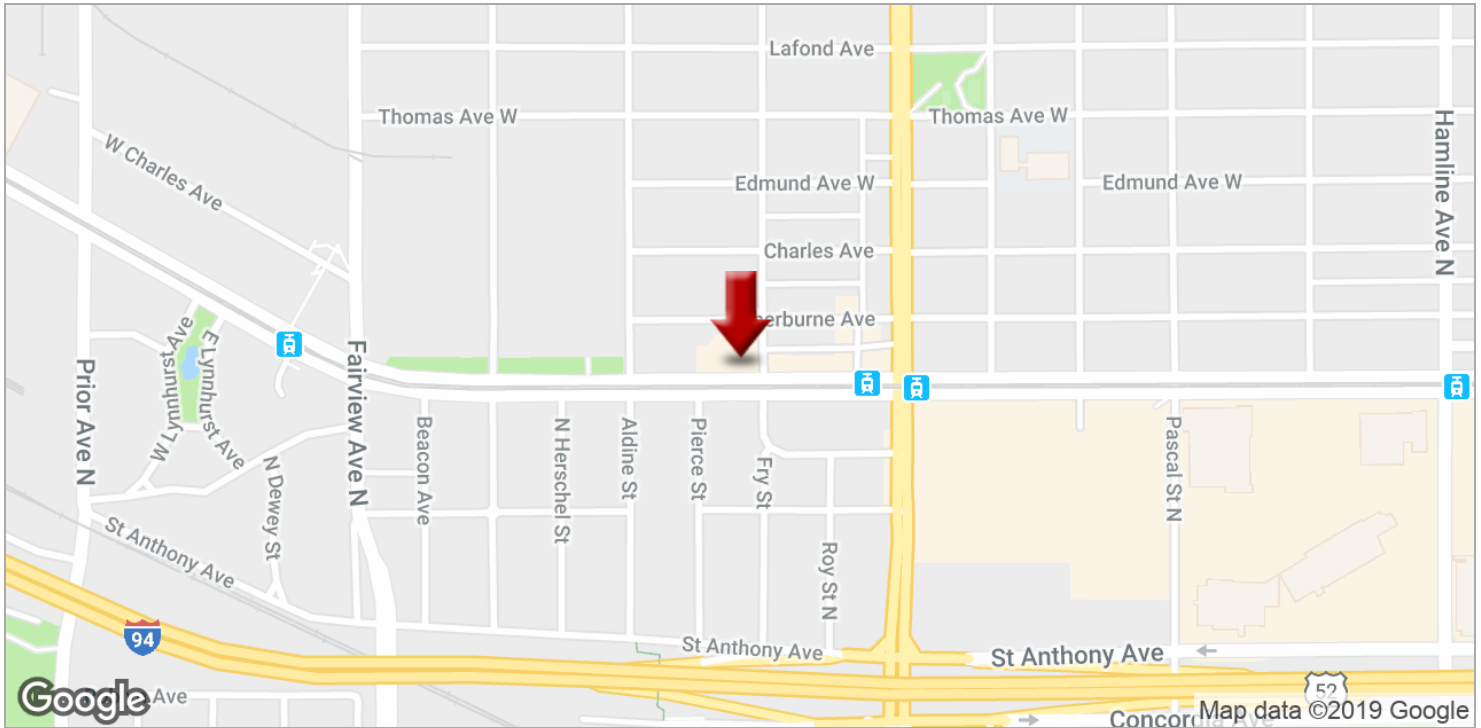
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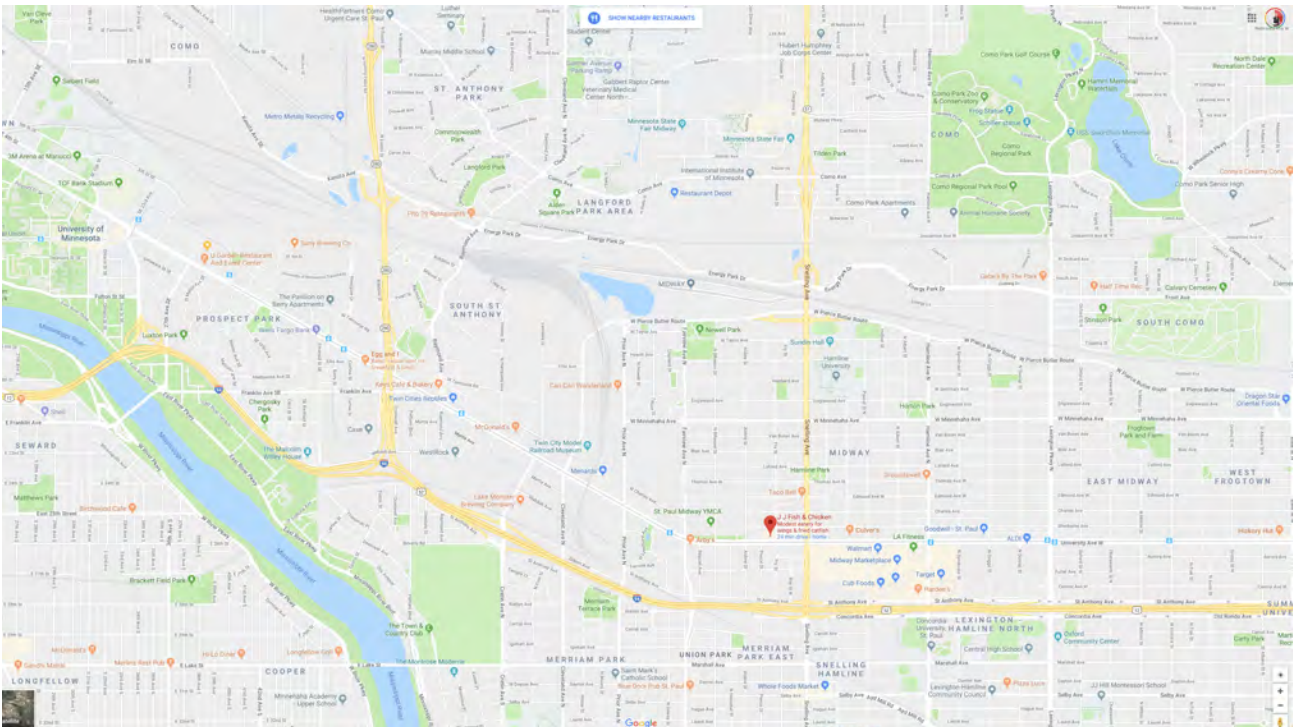
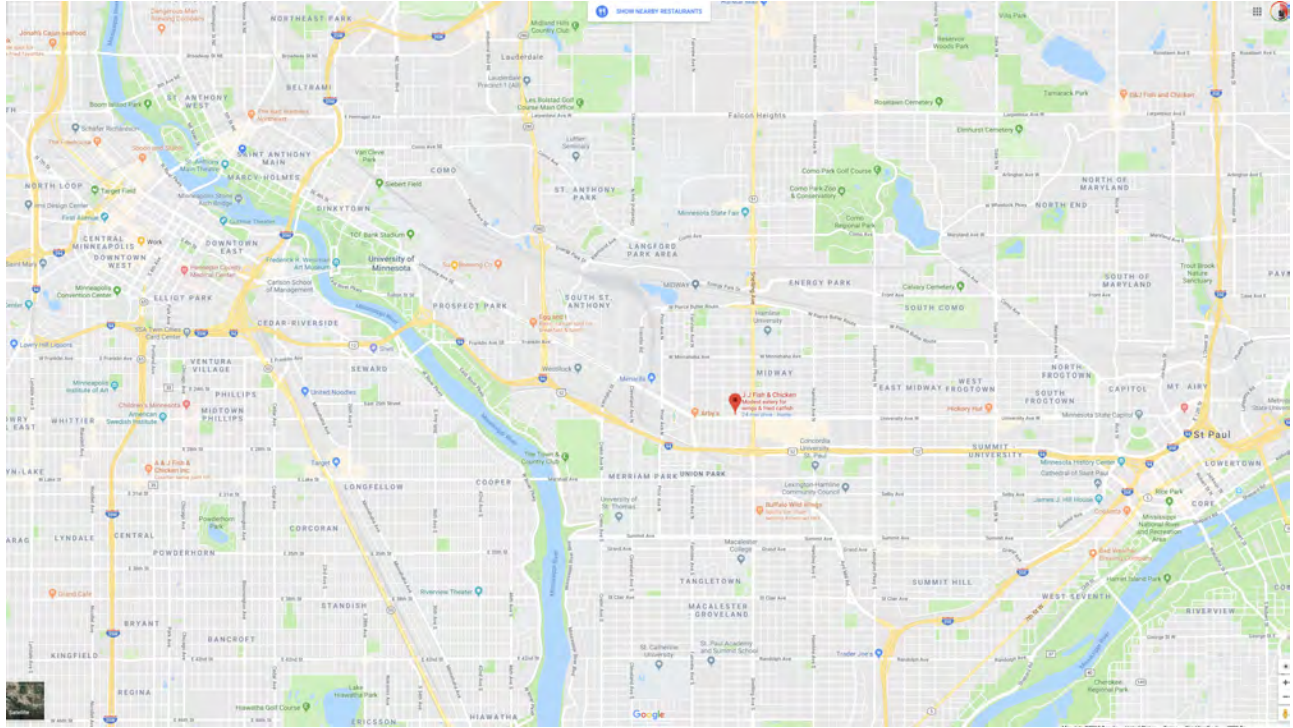
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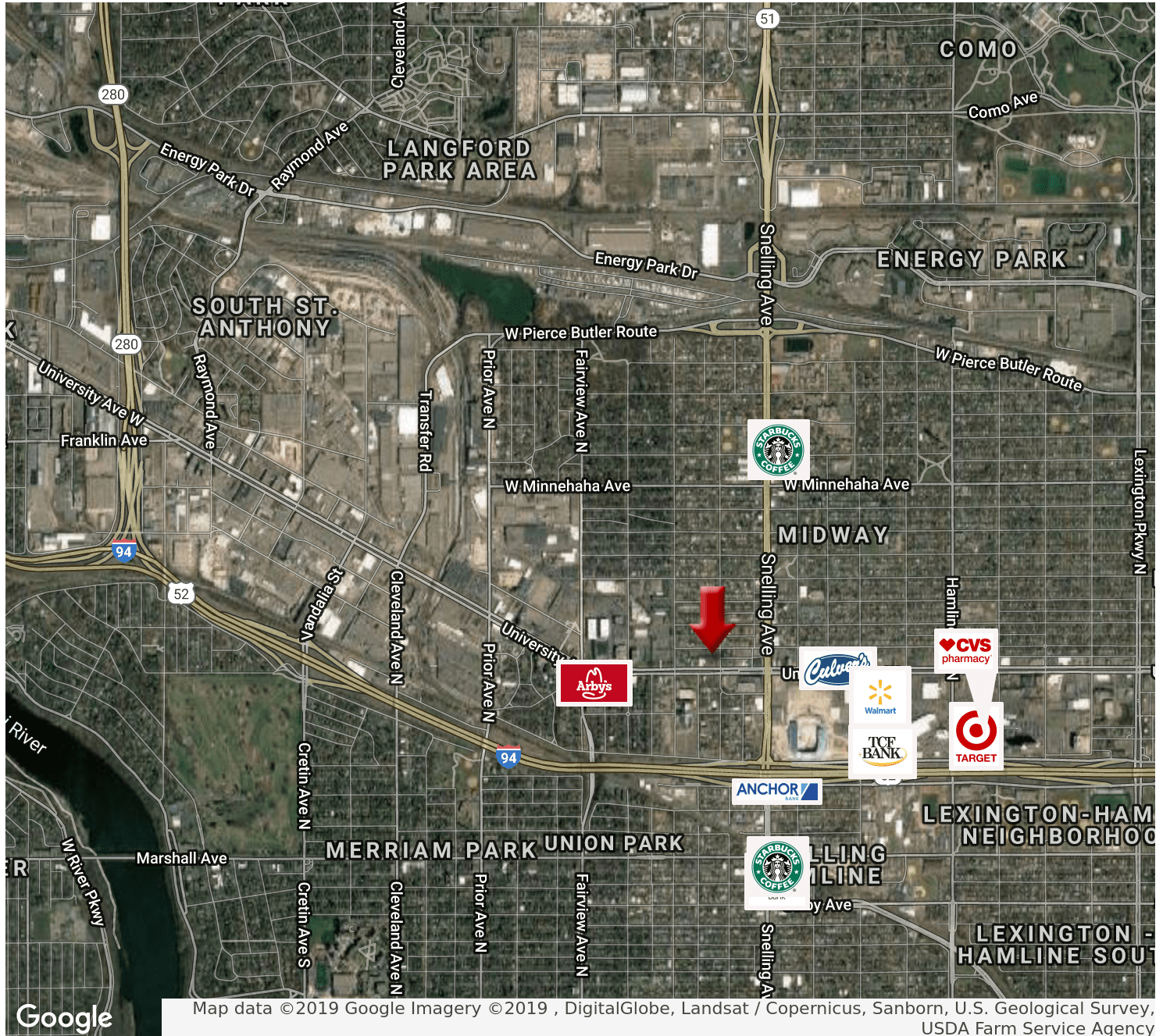
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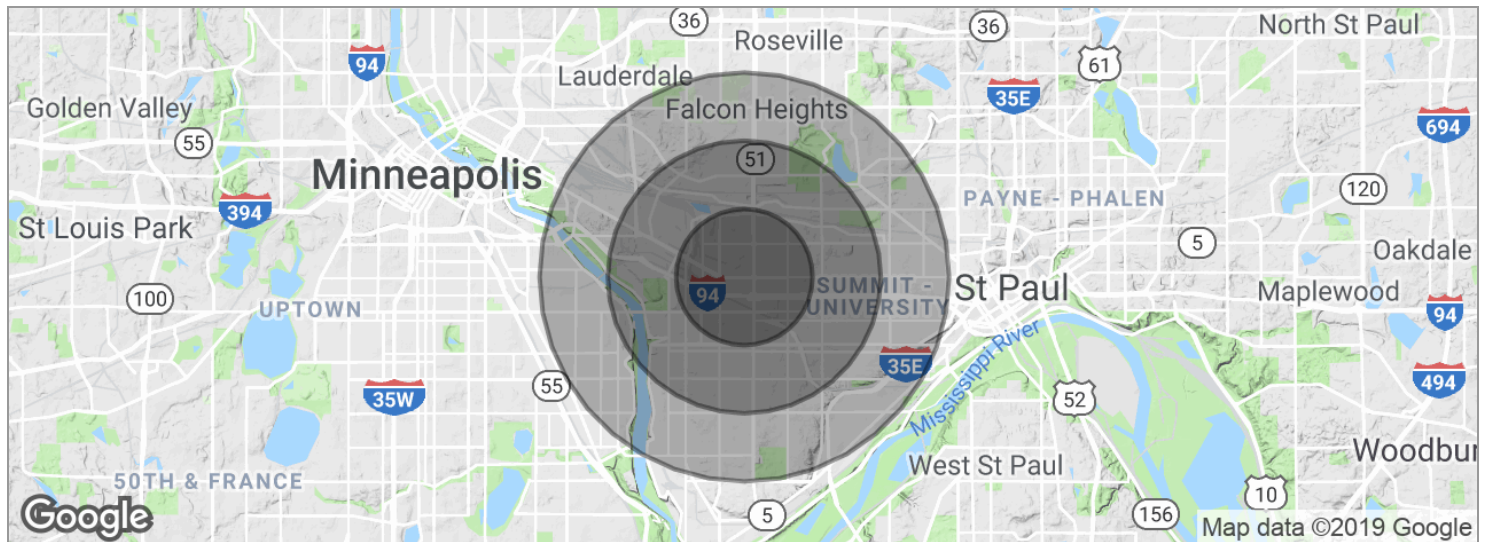
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,915	74,667	151,758
Median age	31.2	30.8	33.3
Median age (male)	28.4	29.9	32.6
Median age (Female)	33.4	31.9	34.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,112	30,008	62,720
# of persons per HH	2.3	2.5	2.4
Average HH income	\$57,589	\$71,137	\$76,238
Average house value	\$202,827	\$292,380	\$303,644

* Demographic data derived from 2010 US Census

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DEMOGRAPHIC SUMMARY

KW Commercial Minneapolis



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\$49,633

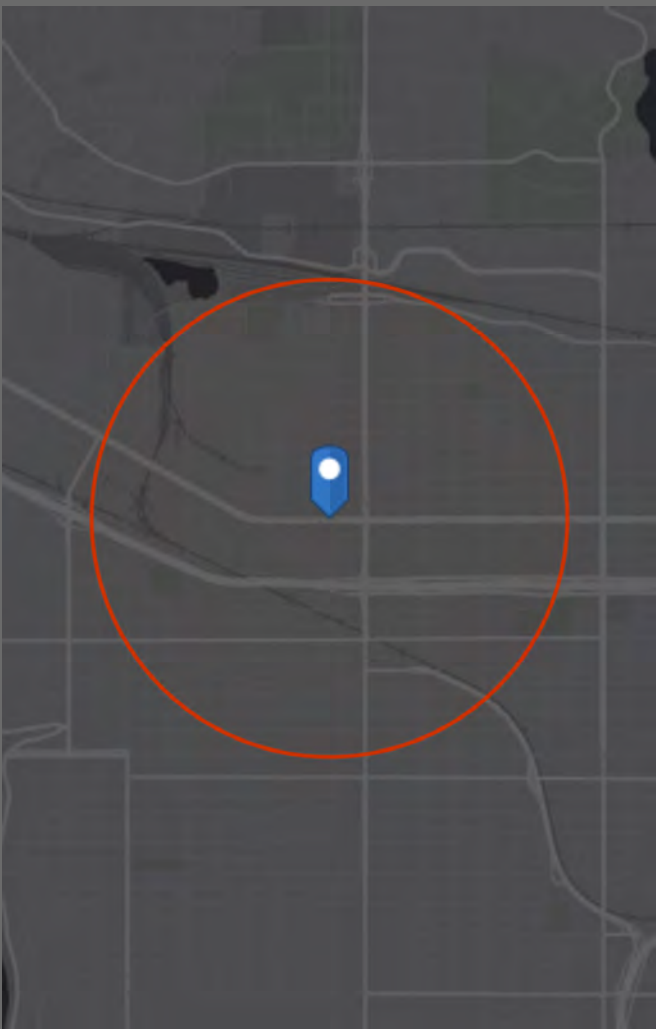


\$30,497



\$33,245

Median Household Income Per Capita Income Median Net Worth



KEY FACTS

21,897

Population

32.4

Median Age



9,109

Households

\$39,717

Median Disposable Income

EDUCATION

7%

No High School Diploma



17%

High School Graduate



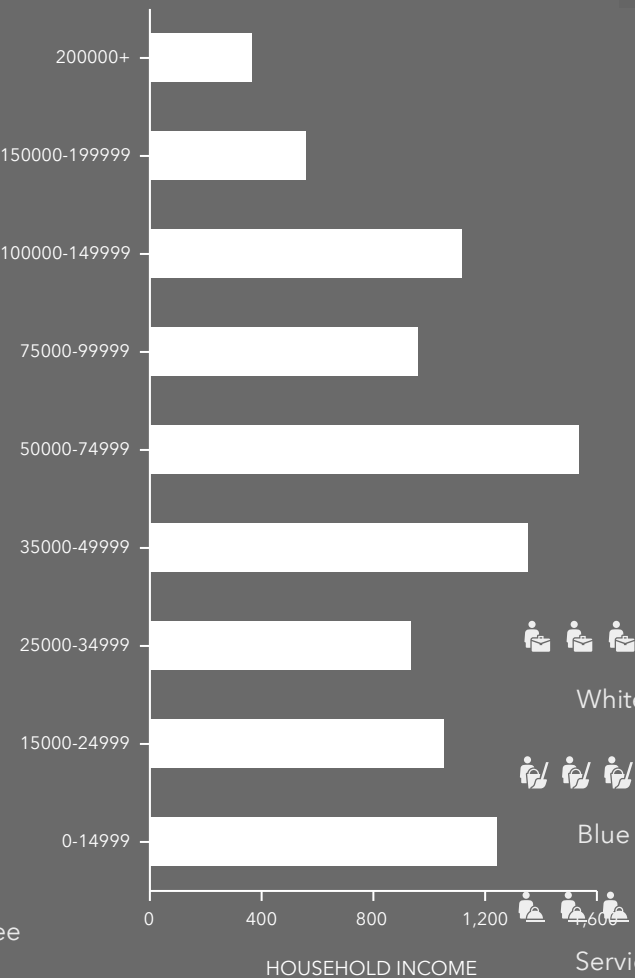
24%

Some College



52%

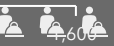
Bachelor's/Grad/Prof Degree



White Collar



Blue Collar



Services

EMPLOYMENT

14%

Unemployment Rate

16%

5.0%

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INCOME



\$58,579

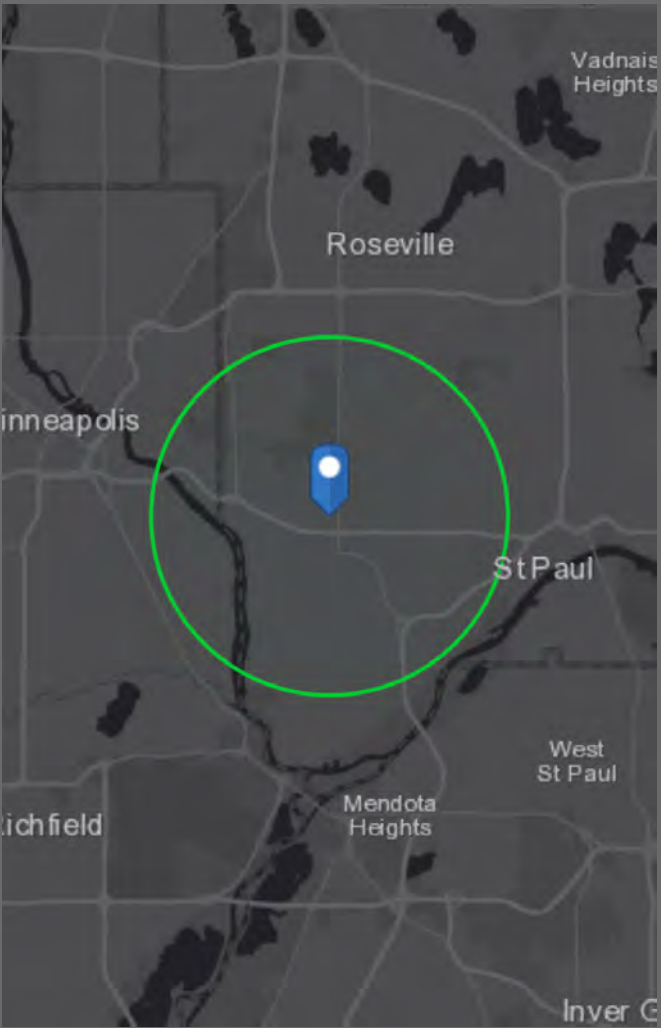


\$37,029



\$76,638

Median Household Income Per Capita Income Median Net Worth



KEY FACTS

174,844

Population

33.8

Median Age



71,704

Households

\$47,554

Median Disposable Income

EDUCATION

7%

No High School Diploma



14%

High School Graduate



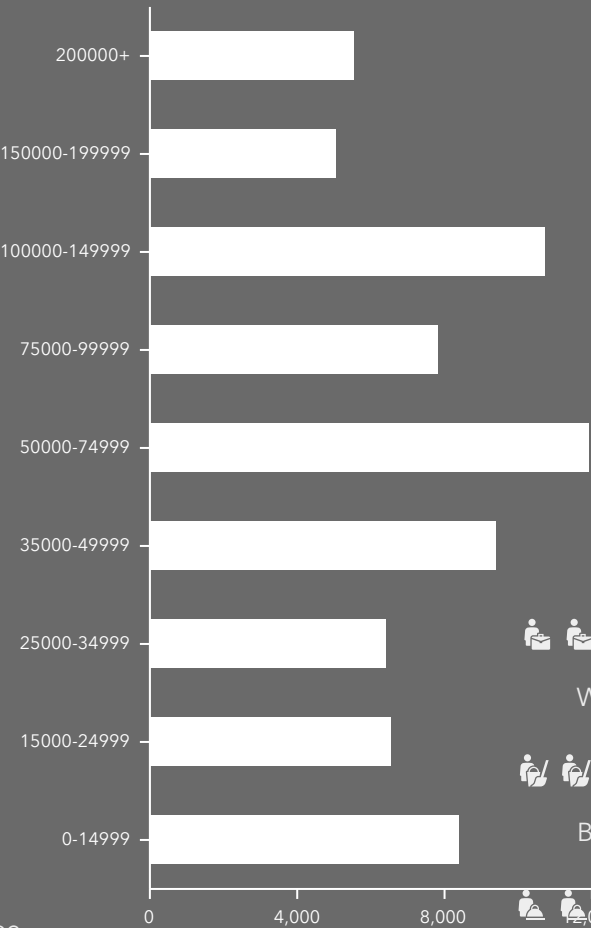
22%

Some College



57%

Bachelor's/Grad/Prof Degree



HOUSEHOLD INCOME

EMPLOYMENT



White Collar



Blue Collar



Services

11%

14%

Unemployment Rate

4.2%

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INCOME



\$51,634

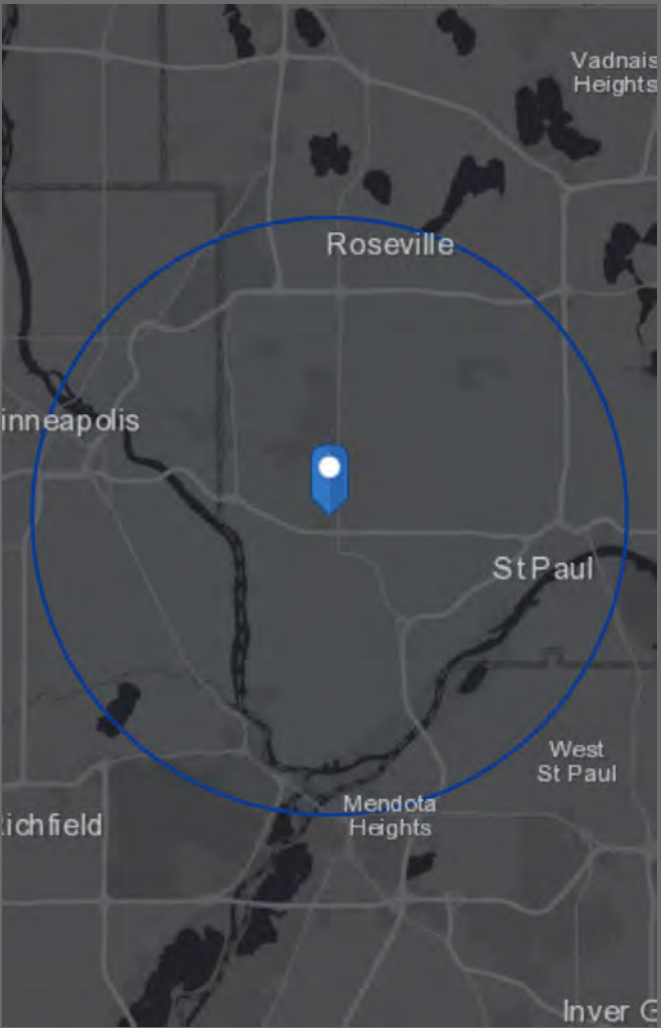


\$32,161



\$43,581

Median Household Income Per Capita Income Median Net Worth



KEY FACTS

436,458

Population

32.9

Median Age



176,418

Households

\$41,275

Median Disposable Income

EDUCATION

11%

No High School Diploma



18%

High School Graduate



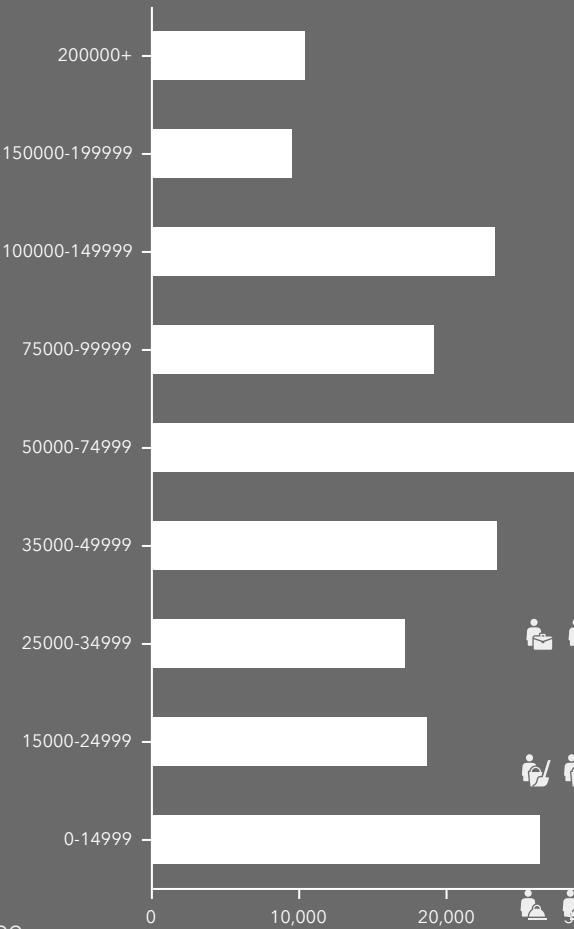
24%

Some College



47%

Bachelor's/Grad/Prof Degree



HOUSEHOLD INCOME

EMPLOYMENT



White Collar



Blue Collar



Services

14%

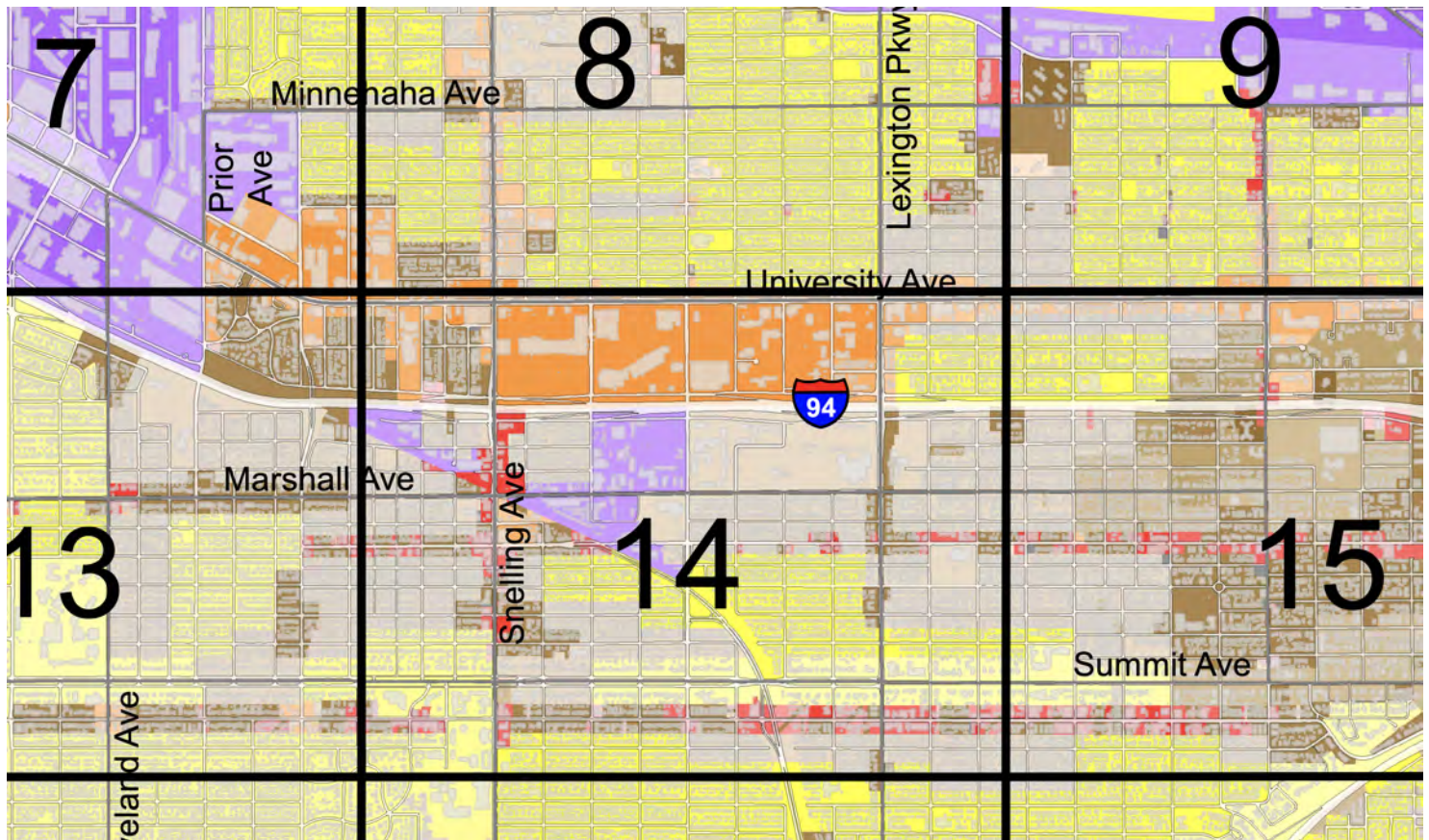
16%

Unemployment Rate

5.2%

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Caption 1

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ZONING DESCRIPTION

Sec. 66.314. - Intent, T3 traditional neighborhood district.

The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another; (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes; (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets; (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.



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Michael Houge, CCIM, SIOR

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BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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