

## STREET LEVEL RETAIL FOR LEASE

# THE FITZ FLATS RETAIL CENTER

5 7th Street West, Saint Paul, MN 55102



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

This is your opportunity! A complete, high quality renovation of this entire mixed use property at the key corner of downtown St. Paul! Amazing visibility and traffic counts will add to your business accessibility. MN Children's Museum across the street.

Variety of options for this street-level space: Pet-related business, coffee/cafe, boutique retail, office/showroom or medical!

One smaller space as you enter the residential/apartment units & a larger space of approximately 3,000 SF which can be demised.

Street parking, parking garage and possible lot parking north of the property.

#### OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Taxes, Insurance & CAM:	\$5-5.50 / RSF (Estimated)
Available:	2 - 3 Units
Available SF:	~ 350 - 3,000 RSF
Contacts:	Chad - 612.963.5147 Adam - 262.385.4409

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	69,089	147,771	232,647
Total Population	171,188	367,319	562,587
Average HH Income	\$71,957	\$80,077	\$82,151

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CHAD HEER**  
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2660 Arthur Street  
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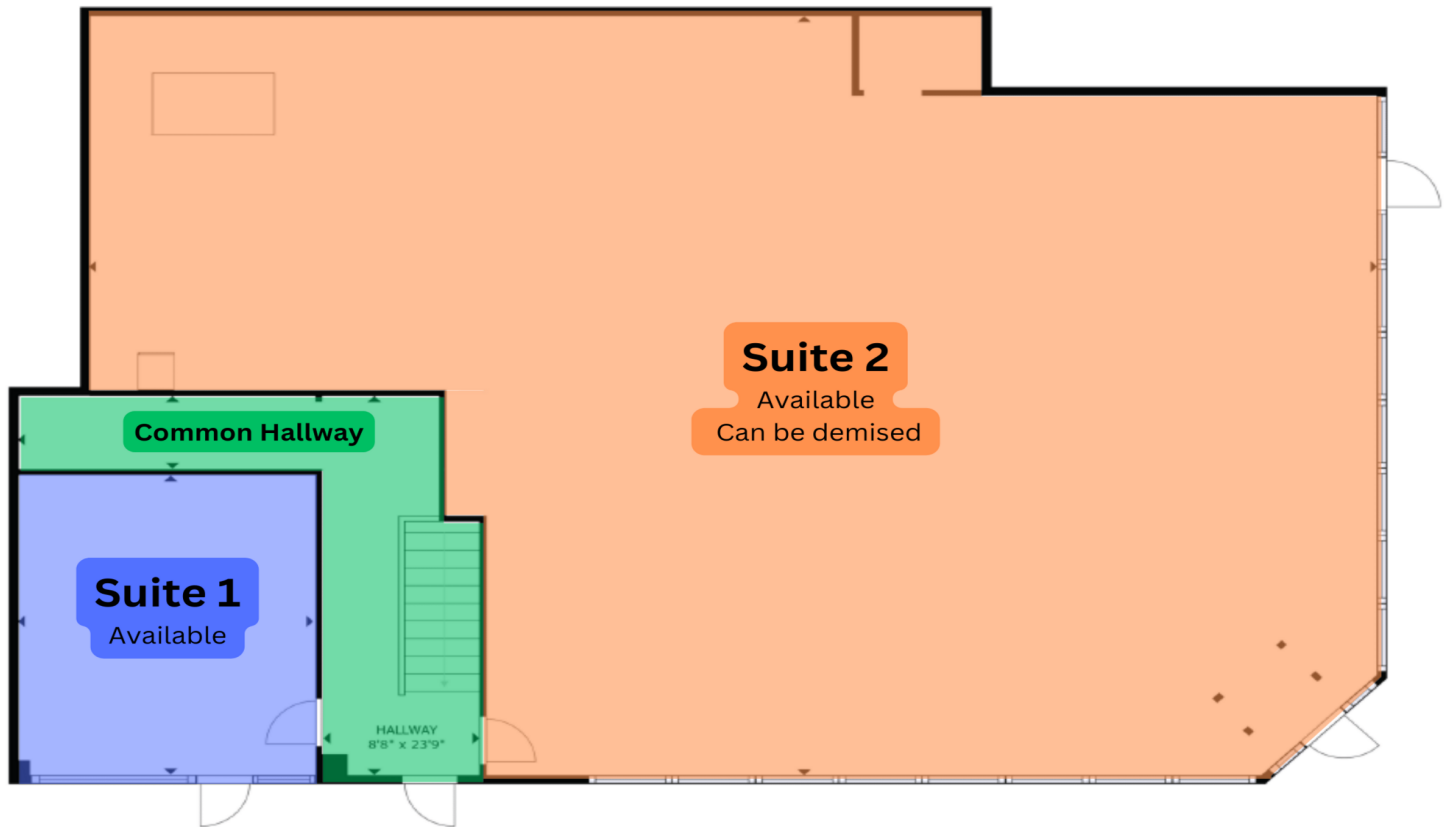
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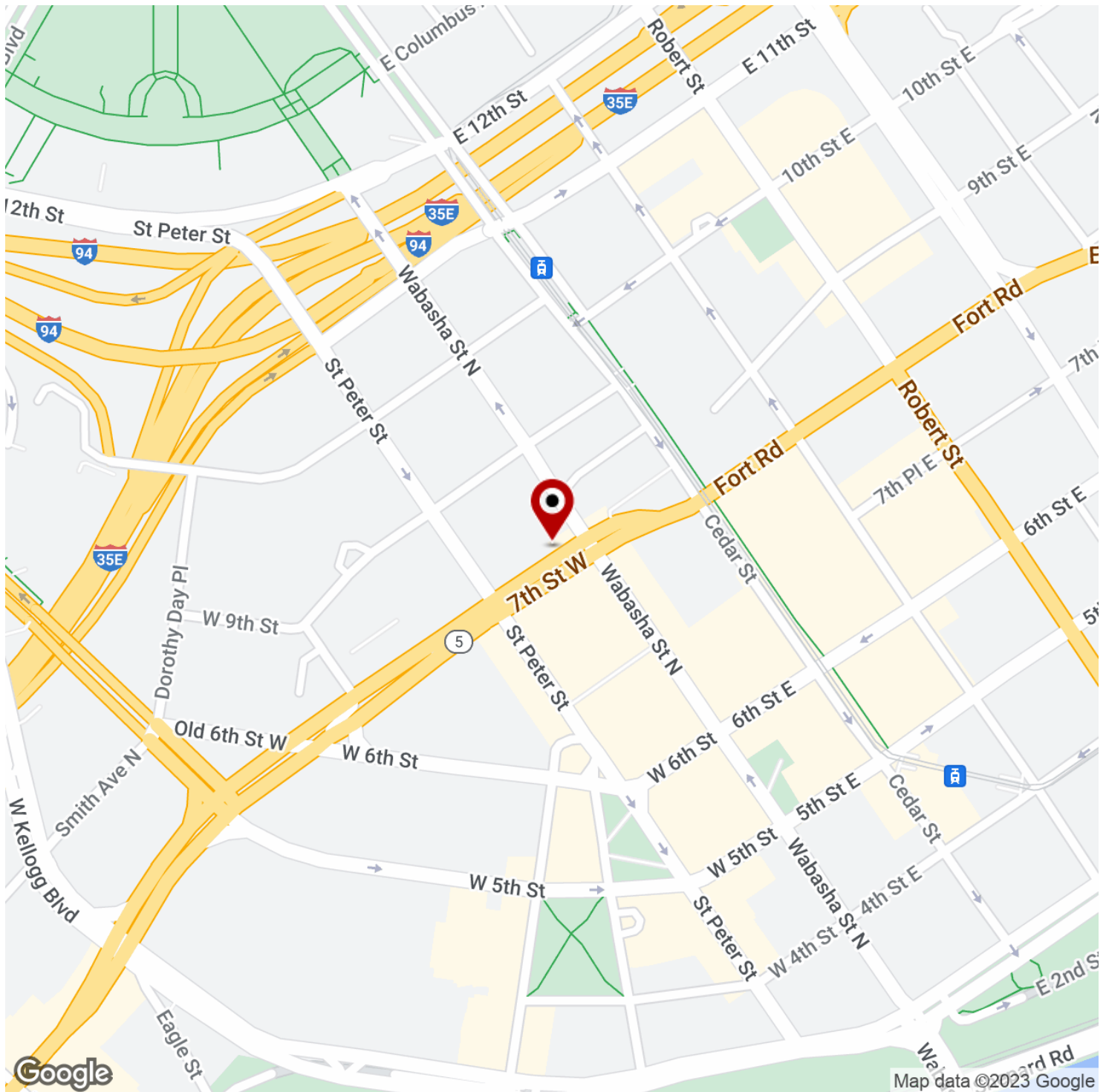
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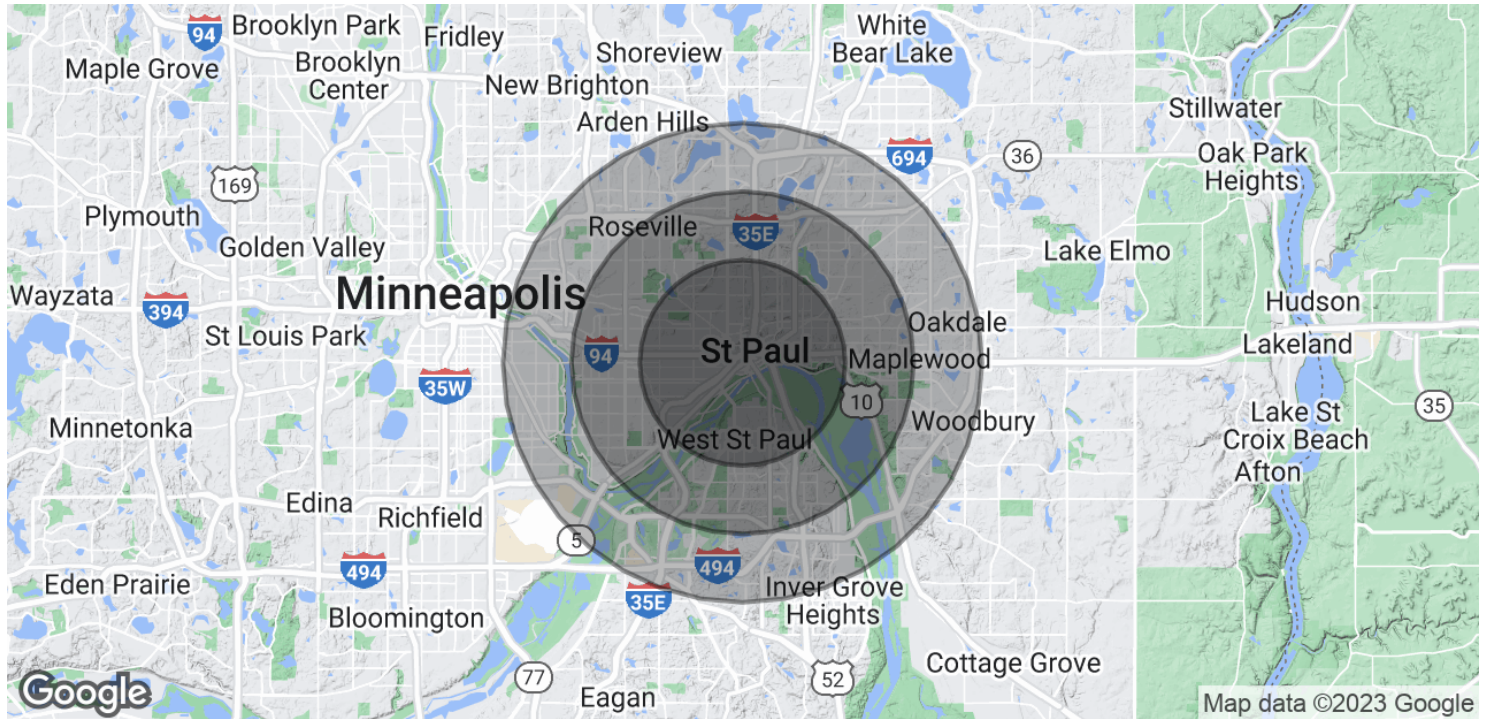
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	171,188	367,319	562,587
Average Age	33.1	34.4	35.7
Average Age (Male)	32.2	33.6	34.6
Average Age (Female)	33.9	35.1	36.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	69,089	147,771	232,647
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$71,957	\$80,077	\$82,151
Average House Value	\$206,081	\$230,907	\$237,754

*\* Demographic data derived from 2020 ACS - US Census*

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