

RETAIL / WAREHOUSE FOR LEASE

814 White Bear Ave, Saint Paul, MN 55106



AVAILABLE SF: 3,100 - 6,321 SF

LEASE RATE: \$12.00 - 17.00 SF/Yr (MG)

LOT SIZE: 0.22 Acres

BUILDING SIZE: 12,642 SF

YEAR BUILT: 1962

ZONING: B-2: Community Business District

CROSS STREETS: Ross Avenue E

PROPERTY OVERVIEW

Highly visible location that has main floor retail space and lower level warehouse space available. I-94 is approximately 1 mile south.

Traffic count: 19,100 vehicles per day

PROPERTY FEATURES

- 3,100 sf retail on main floor
- 6,321 sf heated warehouse/storage on lower level accessed by alley & parking lot
- Modified Gross Lease - Real estate taxes are variable

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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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.

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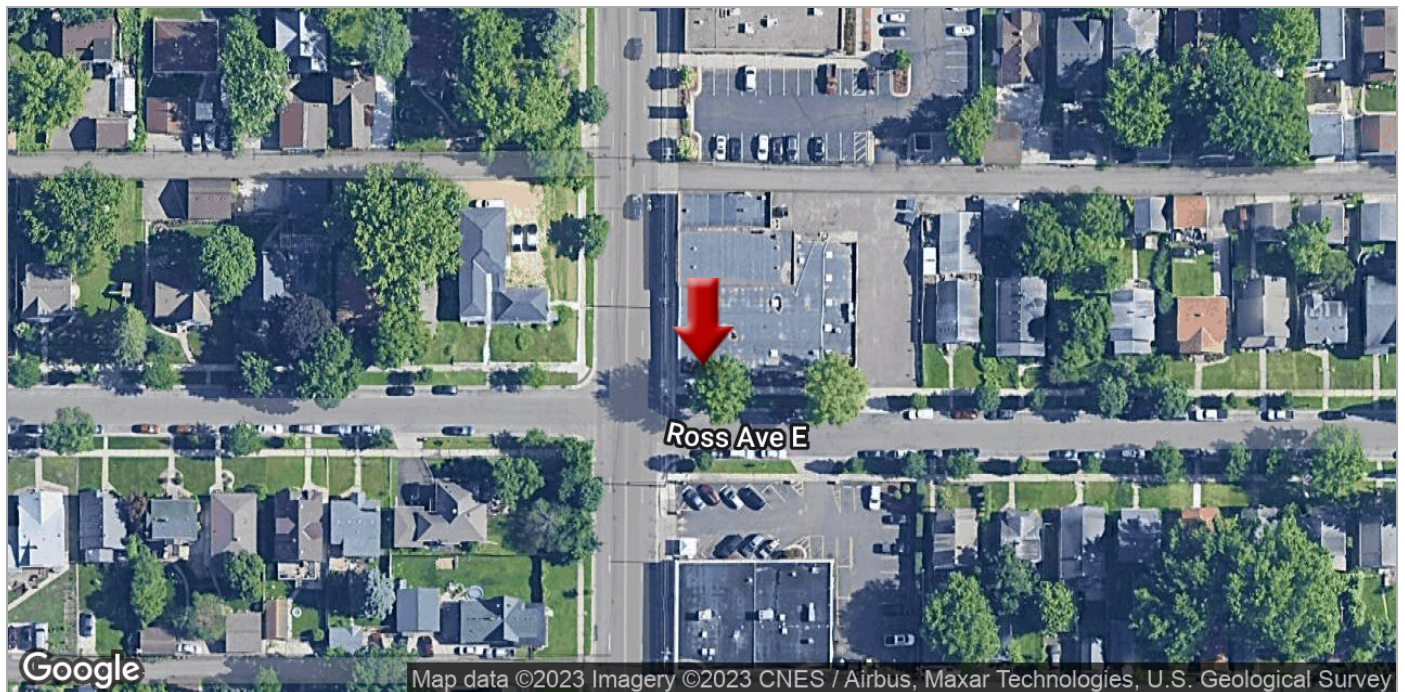
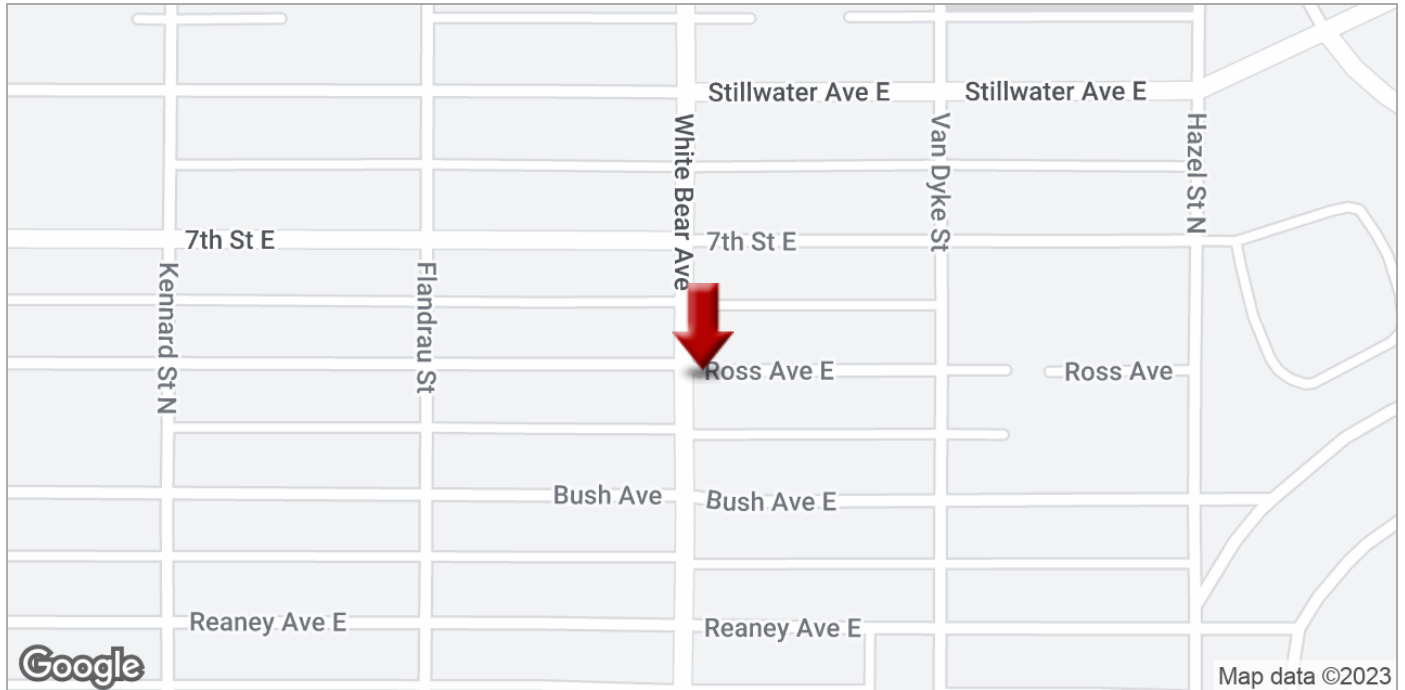
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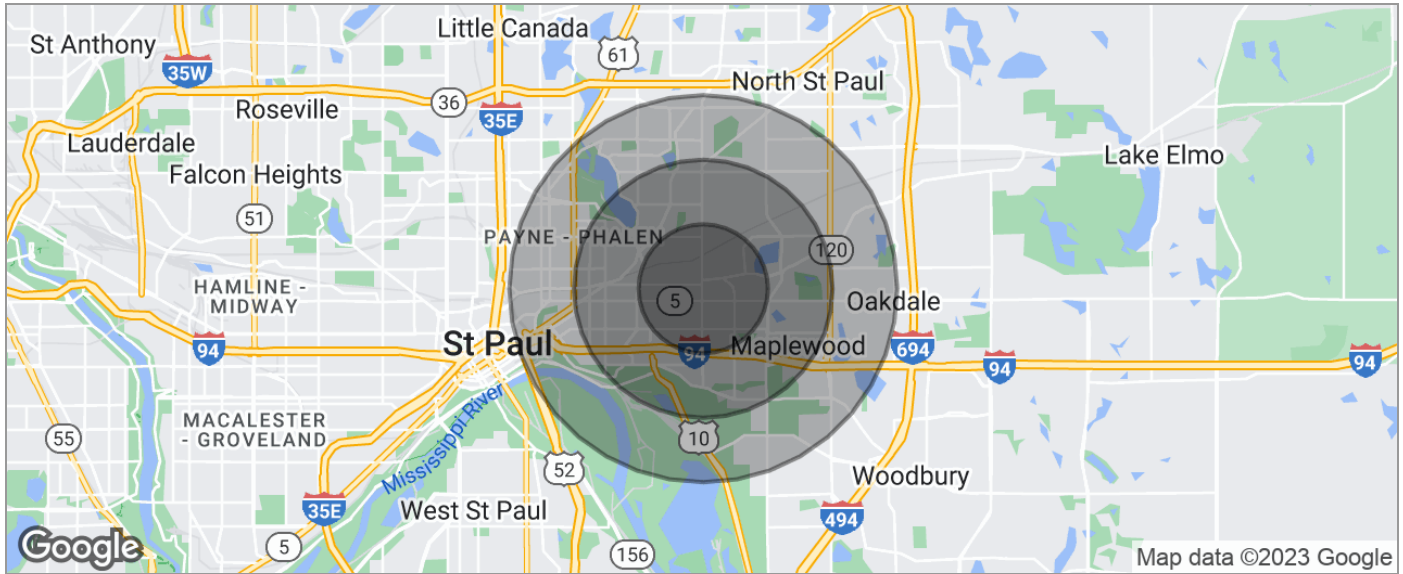
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,686	71,652	121,257
MEDIAN AGE	27.9	29.8	31.3
MEDIAN AGE (MALE)	27.8	28.8	29.9
MEDIAN AGE (FEMALE)	27.9	30.5	32.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,898	26,342	44,004
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$45,890	\$50,110	\$53,808
AVERAGE HOUSE VALUE	\$176,197	\$182,766	\$200,323
RACE	1 MILE	2 MILES	3 MILES
% WHITE	49.8%	54.0%	56.5%
% BLACK	15.9%	13.9%	13.1%
% ASIAN	23.9%	22.5%	21.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.8%	1.4%	1.3%
% OTHER	3.8%	3.5%	3.3%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	14.9%	12.4%	10.7%

* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 101	Retail	\$17.00 SF/YR	Modified Gross	3,100 SF	VACANT
Suite B100	Warehouse	\$12.00 SF/YR	Modified Gross	3,200 - 6,321 SF	VACANT

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