

# POLAR PLAZA OUTLOT 1 AND 2

2231 11th Ave E, North St. Paul, MN 55109



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	3.35 Acres
<b>BUILDING SIZE:</b>	Build-to-Suit
<b>ZONING:</b>	B-3 General Business District

## PROPERTY OVERVIEW

Build- to-Suit, Lease, or Purchase opportunity at the signaled intersection of McKnight Road N and 11th Ave E.

Two Outlot Spaces available from 1,600 to 4,800 square feet with drive-thru capabilities.

## PROPERTY HIGHLIGHTS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,542	30,841	83,262
Total Population	11,263	78,173	214,471
Average HH Income	\$68,866	\$67,059	\$66,946

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

**MATTHEW KLEIN, CCIM**  
Senior Director Investment Services  
O: 651.262.1002  
C: 612.382.3403  
matt@amkprop.com

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.

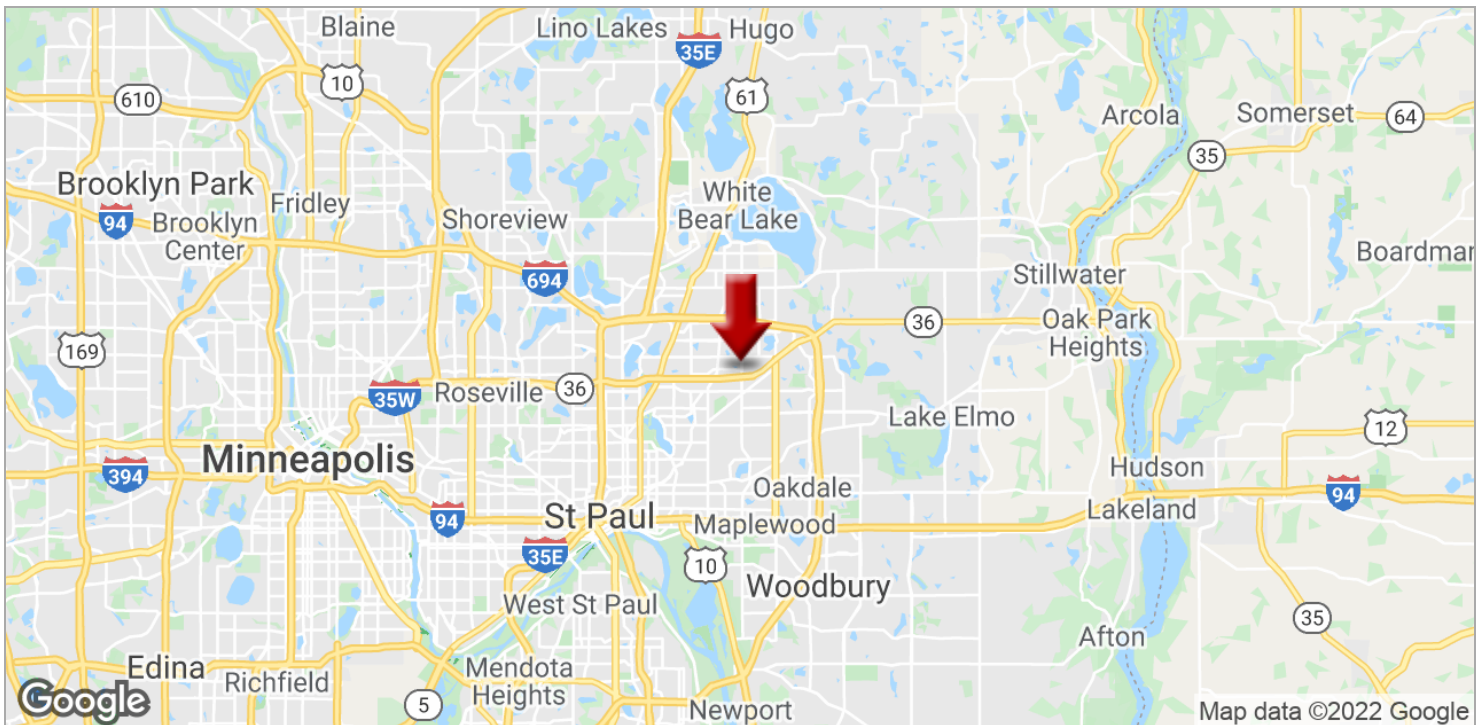
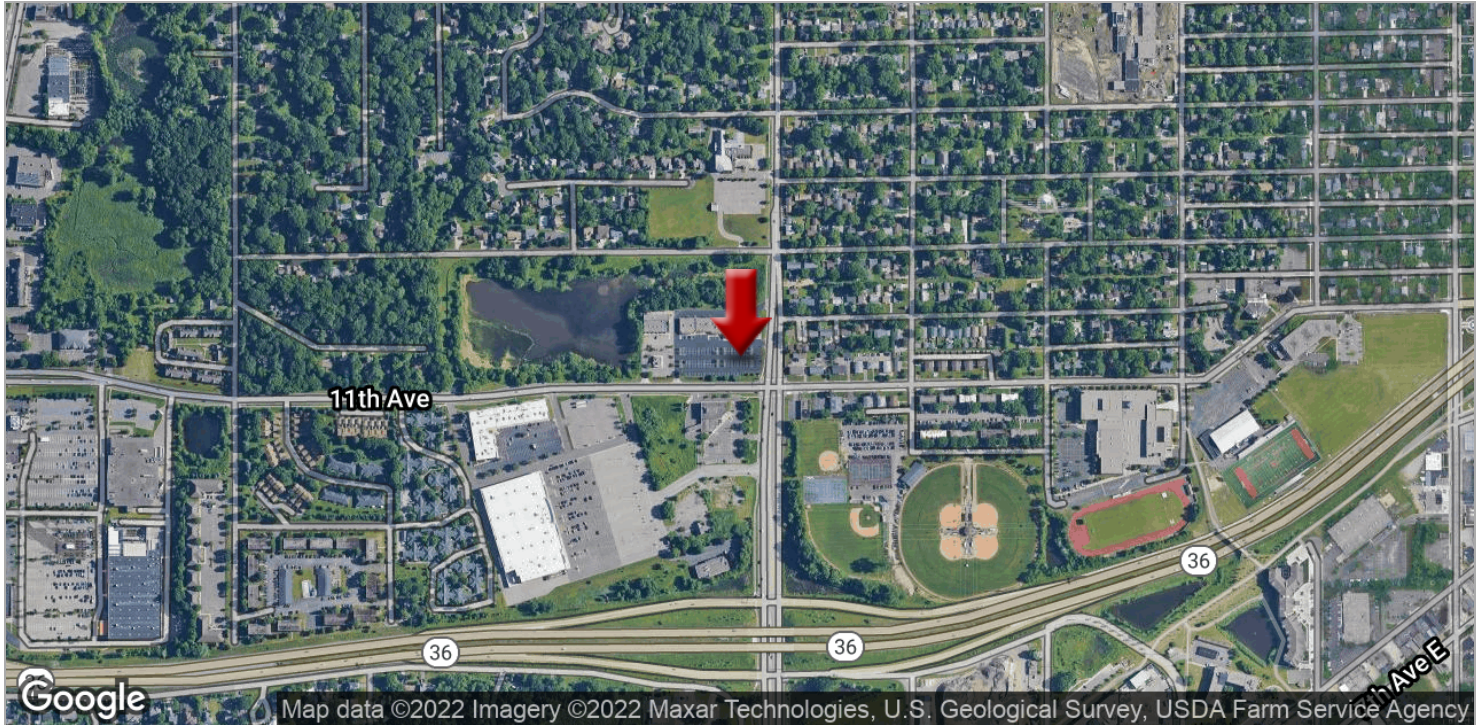
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## RETAIL FOR LEASE

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