



**FOR LEASE**

# 441 SNELLING MIXED USE

ACROSS FROM SOCCER STADIUM ST PAUL, MN 55116

**SIZE:**

- Approximately 7,000 SF Retail

**FEATURES**

- Rare opportunity that sits across from the New Soccer Stadium on one of the best site locations in the Midway of St. Paul. An area of heavy retail heat and synergy, along with Green Line traffic, Colleges and Universities nearby, and many office headquarters. Strong daytime and evening populations.
- Home of the Green Line Light Rail – about 30,000 riders per day
- Main + Main Site with signalized corner light.



**FOR MORE INFORMATION  
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EST. DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	5 MILES
Employee Population	18,716	58,642	111,889	417,774
Residential Population	22,370	77,373	166,354	409,539

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- Office Headquarters include Amherst Wilder Foundation (35 Million) Headquarters at Lexington and University, Habitat for Humanity Headquarters, Goodwill Easter Seals (Store location and Goodwill Offices), State Capital Offices, Many Fortune 500 Companies headquartered downtown St Paul CBD.

- Retailers: Super Target, Herbergers, Super Walmart, Cub Foods, Rainbow Foods, TJ Max, LA Fitness, Menards, Discount Tire, Office Max, Foss Swim School, Health East, Perkins, Culvers, Noodles and Company, Verizon, Vitman Shop, and many others.

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