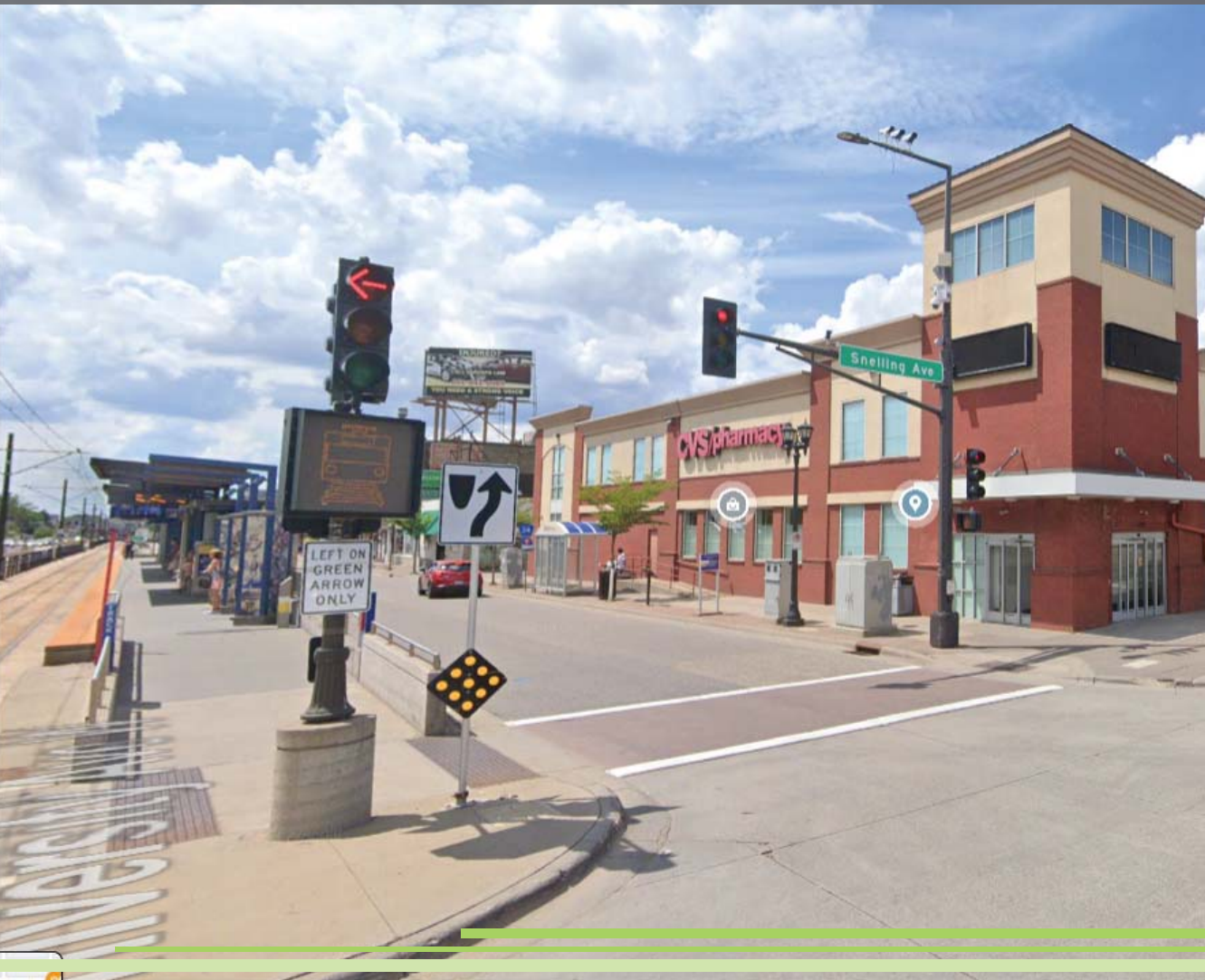


**RARE OPPORTUNITY - BUSY SITE!**



**FOR SUB LEASE:  
14,400 SF  
Freestanding Building  
with Great Signage  
and Reader Board**

**FEATURES**

- Rare Opportunity – Busy Corner on Main Light Rail Stop
- Retailers: Super Target, Cub Foods, LA Fitness, Discount Tire, Foss Swim School, Health East Clinic, Culvers, Noodles & Company, Office Max, and many others
- Strong Apartment Density and Office Daytime Population
- Off Street Parking Lot
- Signalized Intersection

**SUB LEASE - CVS PHARMACY**  
499 Snelling Avenue North - St. Paul, MN 55104

Bloom Commercial Real Estate  
10050 Crosstown Circle - Suite 600  
Eden Prairie, MN 55344  
[www.bloomcommercial.com](http://www.bloomcommercial.com)



# DEMOGRAPHICS

## 1 MILE

EMPLOYEES - 18,716  
POPULATION - 22,370

## 3 MILES

EMPLOYEES 111,889  
POPULATION 77,373

## 5 MILES

EMPLOYEES 417,774  
POPULATION 409,539



SNELLING AVENUE - 33,500 VPD

UNIVERSITY AVE WEST - 14,000 VPD

LIGHT RAIL - 30,000 RPD

FOR MORE INFORMATION:

Josh Bloom, Principal  
651.207.3157 (text or call)  
josh@bloomcommercial.com

1. SITE D

