

FOR LEASE: 951 SF OF RETAIL IN MIXED USE APT. PROJECT

FEATURES

- First floor Retail in new mixed-use apartment project
- Prominent hard corner location on major intersection of two thoroughfares
- Cleveland Avenue is a connector that runs north to I-94 & south to Grand Avenue & Highland Village
- Marshall Ave is a connector that runs west to Lake Street Bridge to South Minneapolis and East through the Snelling Ave Commercial corridor & Cathedral Hill into downtown St. Paul
- Merriam Park neighborhood boasts high educations and incomes, 5 colleges and universities nearby, and good transit and vibrant neighborhood commerce
- St. Thomas University, The Town & Country Club, Macalaster College, St. Cates University, & Grand Avenue are nearby
- Area tenants include Mario's Pizza, Koplin's Café, Nellie's Ice Cream, Pusch Salon, Kings & Goddesses Jewelry, Rebel Ink, Sweets Bake Shop, Marshall Liquors, Suds America Laundromat, Tanning Salon, Bark and the Bite BBQ, Black Coffee & Waffle, Amoco & Minnoco gas stations, Rising Sun, & Kim's Chow Mein

FINAL DRAFT

RETAIL FOR LEASE MARSHALL & CLEVELAND

2063/2069 Marshall Ave, Saint Paul 55104

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DEMOGRAPHICS

1 MILE

EMPLOYEES - 13,567

POPULATION - 18,957

MEDIAN INCOME - \$83,175

3 MILES

EMPLOYEES 103,237

POPULATION 180,039

MEDIAN INCOME - \$78,994

5 MILES

EMPLOYEES 461,698

POPULATION 481,660

MEDIAN INCOME - \$84,296

MARSHALL 19,200 VPD

CLEVELAND 9,500 VPD

FOR MORE INFORMATION:

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