

2401 West 7th Street St. Paul, MN 55116





# PROPERTY HIGHLIGHTS



## Site Information

### Location:

241 West 7th Street | St. Paul, MN 55116

### Description:

94,714 SF retail center

### Available:

1,178-12,735 SF

## **Expenses**

### CAM:

\$3.22 PSF

### **RE Taxes:**

\$2.30 PSF



ALDI, PLANET FITNESS ANCHORED CENTER



NEWLY REMODELED



MINUTES AWAY
DOWNTOWN ST.PAUL



AMPLE PARKING



GREAT VISIBILITY
SIGNAGE AVAILABLE



GATEWAY SITE FROM MSP INTER. AIRPORT









# **Traffic Counts**

W 7th Street Davern Street 31,500 vpd 31,500 vpd

\* Source: MNDOT 2018 Study averages are per day total cars



1 MILE

11,447 POPULATION

\$68,739 MEDIAN HH INCOME

\$102,629 AVERAGE HH INCOME

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88,085 POPULATION

\$82,692 MEDIAN HH INCOME

\$117,218 AVERAGE HH INCOME

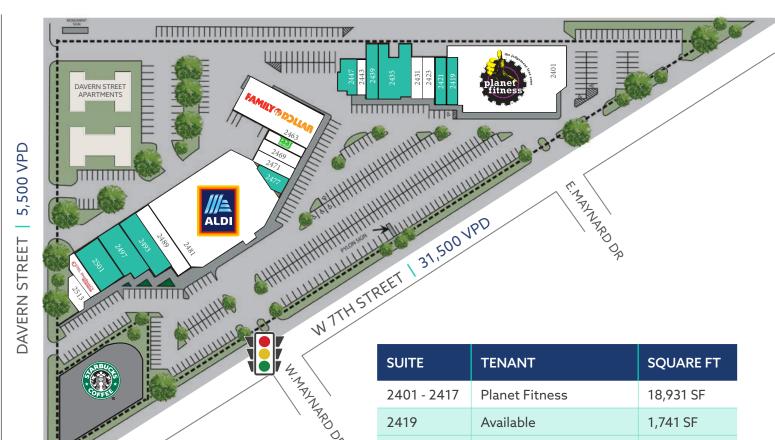
ÖÖÖÖÖ ÖÖÖÖÖ 5 MILES

280,846 POPULATION

\$69,384 MEDIAN HH INCOME

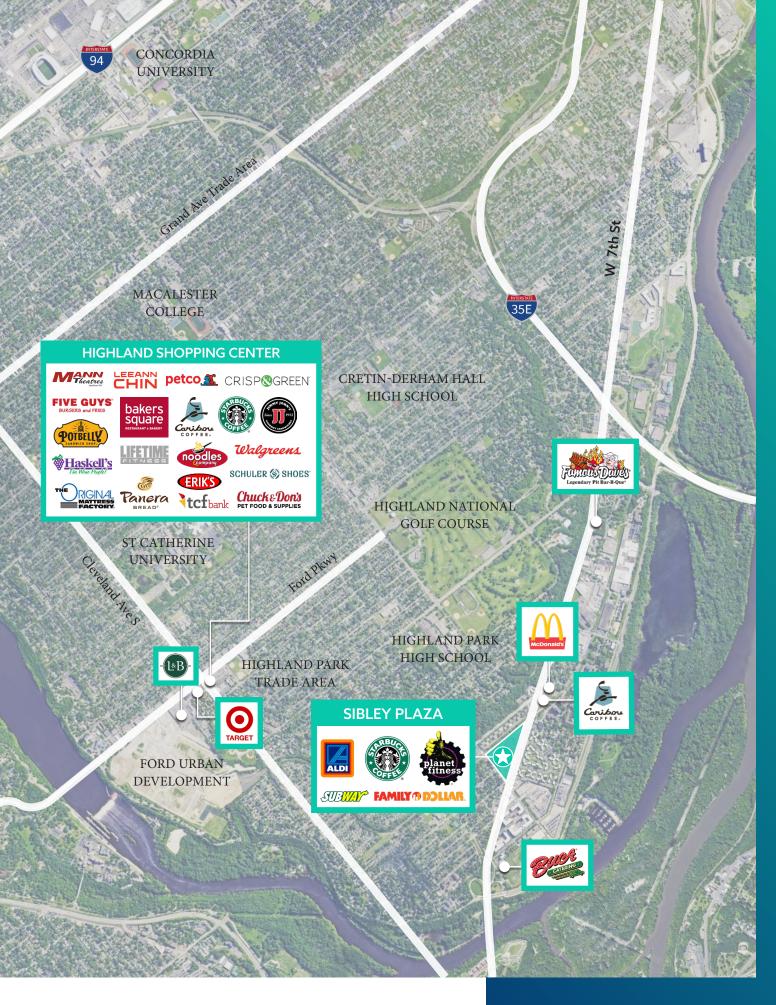
\$97,473 AVERAGE HH INCOME

\* Source: ESRI 2020 Est.



# SITE MAP WITH TENANT LIST

SUITE	TENANT	SQUARE FT
2401 - 2417	Planet Fitness	18,931 SF
2419	Available	1,741 SF
2421	Available	1,474 SF
2423	Nile Chiropractic	1,400 SF
2431	Nubian Labs (Barbershop)	1,400 SF
2435	Available	5,551 SF
2439	Available	1,900 SF
2443	Tobacco Times	1,030 SF
2447	Available (Restaurant)	2,450 SF
2463	Family Dollar	9,100 SF
2467	Taaj Services	1,400 SF
2469	5 Star Cafe	1,400 SF
2471	TT Angel Nails	1,400 SF
2473	Available (Former Cell Phone Store)	1,203 SF
2477	Available	2,482 SF
2481	Aldi	24,781 SF
2489	Yarmo Liquor	3,000 SF
2493	Available	3,395 SF
2497	Available	3,500 SF
2501	Available	4,140 SF
2509	Etel Pharmacy	1,700 SF
2513	Subway	1,235 SF



# **LEASING** TEAM

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