SCHOOL FOR LEASE

CUSHMAN & WAKEFIELD

426 OSCEOLA AVENUE SOUTH

ST. PAUL, MN

PROPERTY HIGHLIGHTS

- 32,866 SF school building great for educational, nonprofits or other uses
- 17 classrooms including science lab and art room, gymnasium with stage, cafeteria and kitchen
- Located just off West 7th Street and two blocks from Palace Park
- Accessible via Metro Transit bus routes (54 and 74)
- Ample parking with room for bus pick-up/drop-off
- Negotiable lease rate
- Available July 1, 2024

CUSHMAN & WAKEFIELD

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CONTACT

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LOWER LEVEL

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FIRST FLOOR

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SECOND FLOOR

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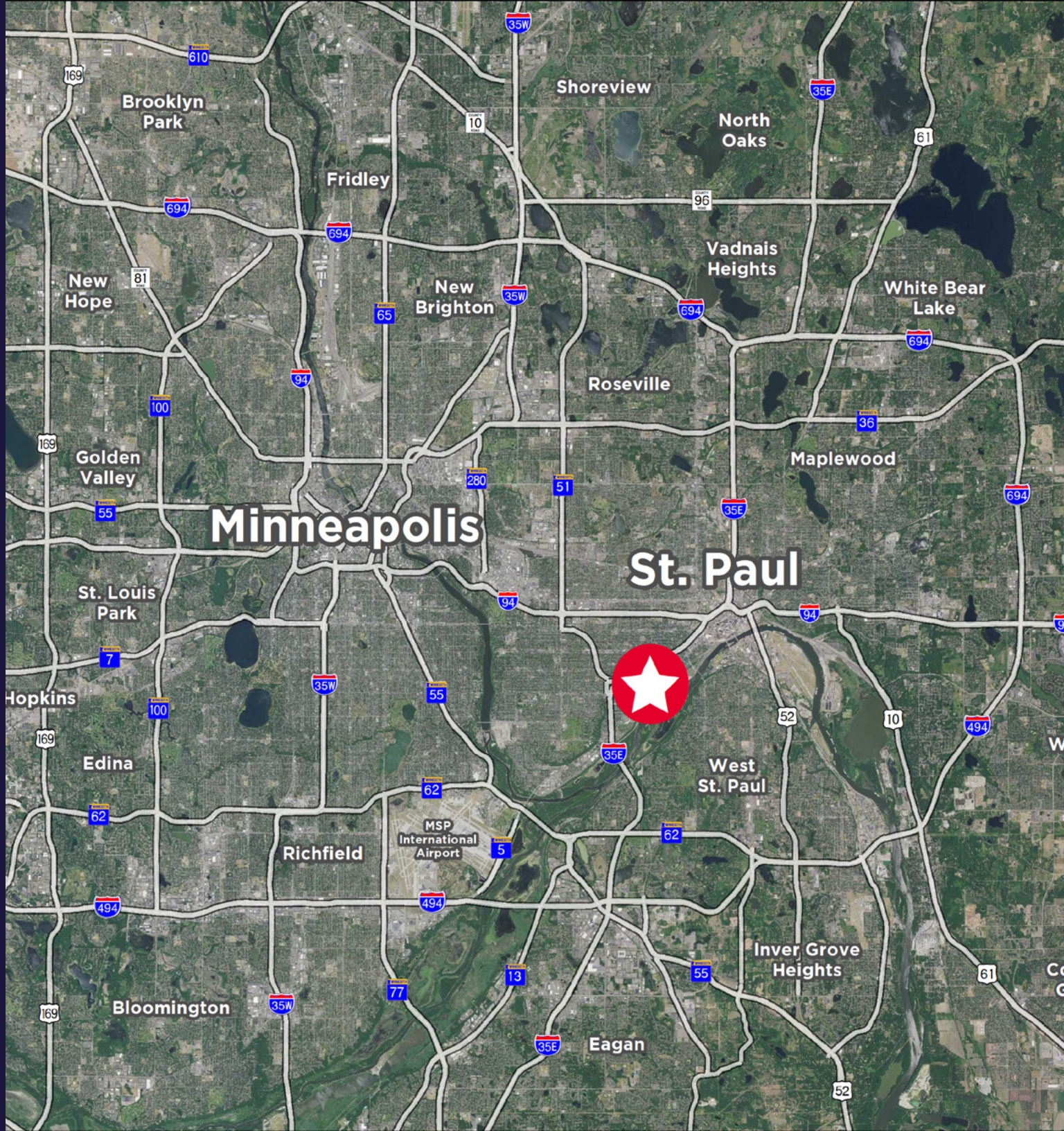

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EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	13,571	147,489	322,365
2017 Population	**14,809**	**156,863**	**341,915**
2022 Population	15,643	163,509	355,843
2010-2017 Annual Rate	1.21%	0.85%	0.82%
2017-2022 Annual Rate	1.10%	0.83%	0.80%
2017 Male Population	**48.6%**	**48.5%**	**48.8%**
2017 Female Population	**51.4%**	**51.5%**	**51.2%**
2017 Median Age	**38.1**	**35.4**	**34.5**
Currently, the U.S. median age is 38.2 years old.			
Population by Employment			
2017 Civilian Population Base	8,508	81,627	175,430
2017 % Civilian Labor Force Employed	94.8%	94.0%	93.9%
2017 % Civilian Labor Force Unemployed	5.2%	6.0%	6.1%
Occupation Distribution			
2017 % White Collar Jobs	72.3%	69.5%	67.8%
2017 % Services Jobs	15.6%	17.4%	17.1%
2017 % Blue Collar Jobs	12.2%	13.1%	15.1%
Population by Education			
2017 Education Base - Population 25 +	10,872	105,421	225,463
Less than 9th Grade	1.4%	5.3%	6.0%
9th - 12th Grade, No Diploma	2.9%	4.1%	4.5%
High School Graduate	16.2%	15.5%	16.4%
GED/Alternative Credential	3.2%	3.0%	3.1%
Some College, No Degree	18.7%	17.8%	18.0%
Associate Degree	7.2%	7.2%	7.7%
Bachelor's Degree	26.6%	26.6%	25.2%
Graduate/Professional Degree	23.7%	20.7%	19.1%
Per Capita Income			
2017 Per Capita Income	**$42,422**	**$34,856**	**$32,035**
2022 Per Capita Income	$48,367	$39,516	$36,040
2017-2022 Annual Rate	2.66%	2.54%	2.38%
Currently, the U.S. per capita income is $30,820. The per capita income is projected to be $34,828 in five years, for all U.S. households.			
Households			
2010 Households	6,417	62,079	130,483
2017 Total Households	**6,929**	**65,843**	**137,603**
2022 Total Households	7,277	68,534	142,880
2010-2017 Annual Rate	1.06%	0.82%	0.74%
2017-2022 Annual Rate	0.98%	0.80%	0.76%
2017 Average Household Size	**2.10**	**2.30**	**2.40**
Median Household Income			
2017 Median Household Income	**$57,108**	**$53,927**	**$53,371**
2022 Median Household Income	$64,258	$59,421	$57,918
2017-2022 Annual Rate	2.39%	1.96%	1.65%
Currently, the median household income is $56,124 for all U.S. households. Median household income is projected to be $77,118 in five years, for all U.S. households.			

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022

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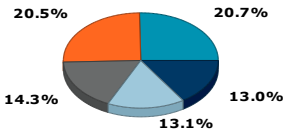
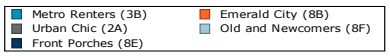
	1 mile	3 miles	5 miles
Average Household Income			
2017 Average Household Income	**$90,900**	**$81,718**	**$78,082**
2022 Average Household Income	$104,371	$93,049	$88,303
2017-2022 Annual Rate	2.80%	2.63%	2.49%
Currently, the average household income is $80,675 for all U.S households. Average household income is projected to be $109,982 in five years, for all U.S. households			
Households by Income			
2017 Household Income Base	6,929	65,843	137,603
<$15,000	634	8,311	16,178
$15,000-$24,999	622	7,335	15,074
$25,000-$34,999	742	6,408	13,973
$35,000-$49,999	1,050	8,517	19,039
$50,000-$74,999	1,136	10,907	24,022
$75,000-$99,999	727	7,496	16,281
$100,000-$149,999	988	8,873	18,284
$150,000-$199,999	418	3,621	7,277
$200,000+	612	4,376	7,474
Housing			
2010 Housing Units	**6,918**	**67,513**	**141,307**
Owner Occupied Housing Units	51.8%	48.3%	51.3%
Renter Occupied Housing Units	40.9%	43.6%	41.1%
Vacant Housing Units	7.2%	8.0%	7.7%
2017 Housing Units	**7,432**	**70,872**	**147,917**
Owner Occupied Housing Units	50.6%	47.2%	50.1%
Renter Occupied Housing Units	42.6%	45.7%	42.9%
Vacant Housing Units	6.8%	7.1%	7.0%
2022 Housing Units	**7,805**	**73,648**	**153,484**
Owner Occupied Housing Units	50.4%	47.0%	49.9%
Renter Occupied Housing Units	42.9%	46.1%	43.2%
Vacant Housing Units	6.8%	6.9%	6.9%
Currently, in the U.S., 55.6% of the housing units are owner occupied; 33.1% are renter occupied; and 11.3% are vacant.			
Daytime Population			
Total Employees	10,508	147,593	248,513
Total Businesses	584	6,789	12,756
Total Residential Population	14,809	156,863	341,915
Employee/Residential Population Ratio	71	94	73

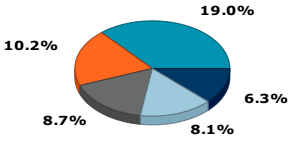
Top Tapestry Segments

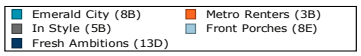
1 mile



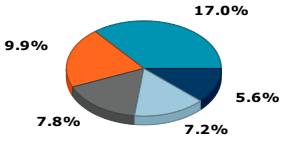


3 miles





5 miles



Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022