

# Two-Story Big Box Available

University Ave W & Hamline Ave N



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# Property highlights

- Centrally located within the Midway trade area between downtown Minneapolis and St. Paul
- Each floor has a clear height of 17'6" and is divisible with excellent loading facilities and ample parking
- Prime retail, restaurant, entertainment, and office corridor
- Positioned alongside Allianz Field (19,400 seats) and one of the largest urban redevelopment projects in the State

## Site information

**Location:** 1400 University Ave W, St. Paul, MN 55104

**Description:** 124,136 SF between two levels;  $\pm$  62,000 SF per floor

## Traffic counts

**University Ave W:** 23,506 vpd

**I-94:** 151,153 vpd

## Availability

For Lease

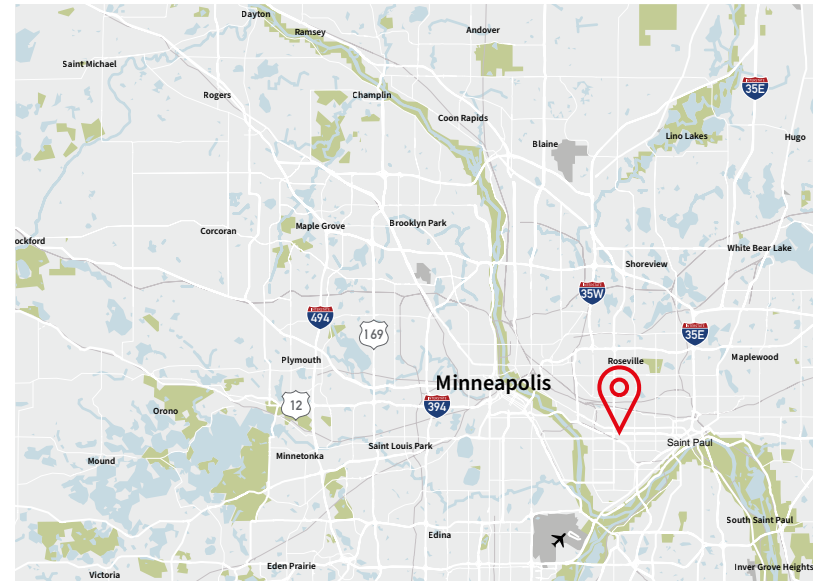
## Expenses

**CAM:** \$2.41

**RE Taxes:** \$3.37

## Demographics

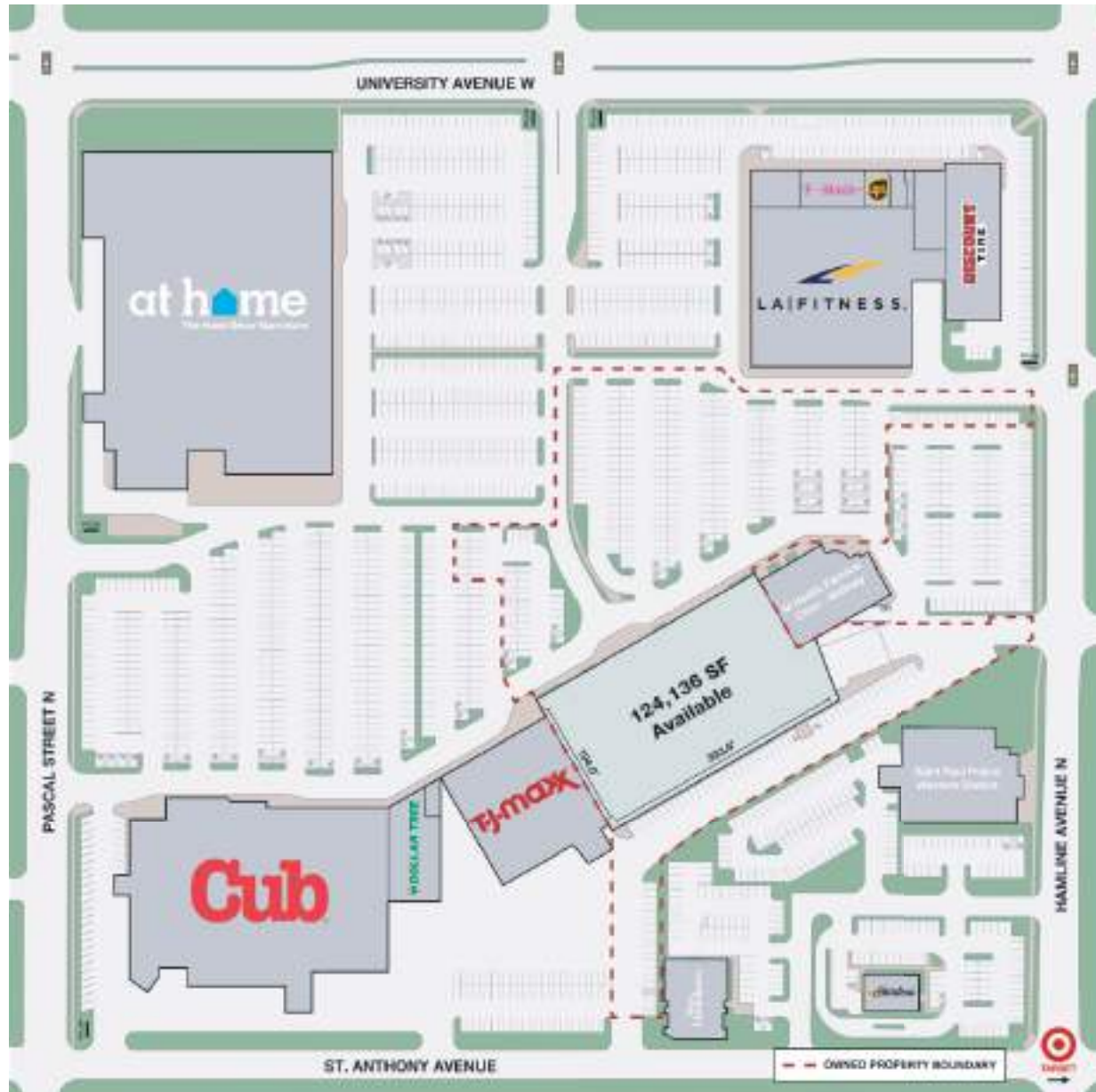
Radius	1 Mile	3 Miles	5 Miles
Population	25,190	171,816	430,740
Median HH Income	\$68,692	\$75,065	\$66,765
Average HH Income	\$100,659	\$112,257	\$100,183



## Nearby Tenants



# Site plan



# Thank you

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