

INDUSTRIAL OUTDOOR STORAGE (IOS) FOR SALE

PRIME LOCATION

1201 Concord St.,
South Saint Paul, MN 55075



PROPERTY HIGHLIGHTS



- Fully Entitled for Trucks, Trailers and Fleet Maintenance
- Efficient Site Layout
- Updated Offices with Class A finishes
- Fully Functional Fleet Maintenance Shop
- Less than half a mile from 494, a major infill thoroughfare
- Gravel Lot Coverage
- 3 Full sized drive-in bays (Large enough for tractor and trailer)
- 3 Overhead Doors (16h X 14w Insulated)
- Est. 18Ft Clear Height

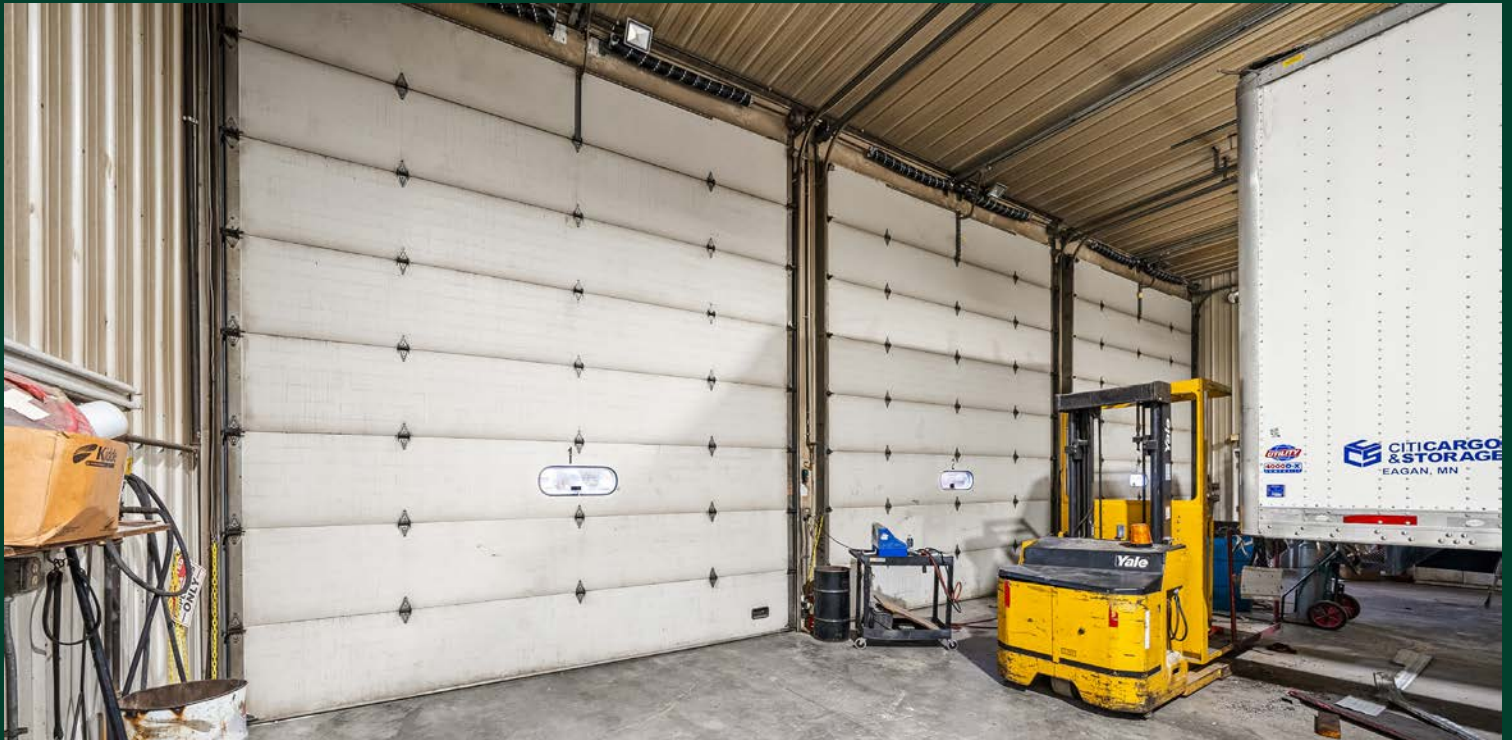
PID	Zoning		Acres	2024 Taxes
36-71500-15-291	GB- General Business	I-Industrial District	± 3.14 Acres	\$29,662
Building Count	Office Building SF		Shop Building SF	
2	Est. 3,200 SF		Est. 5,000 SF	

Traffic Counts	
Concord St. S.	15,300 VPD
Highway 494	108,001 VPD

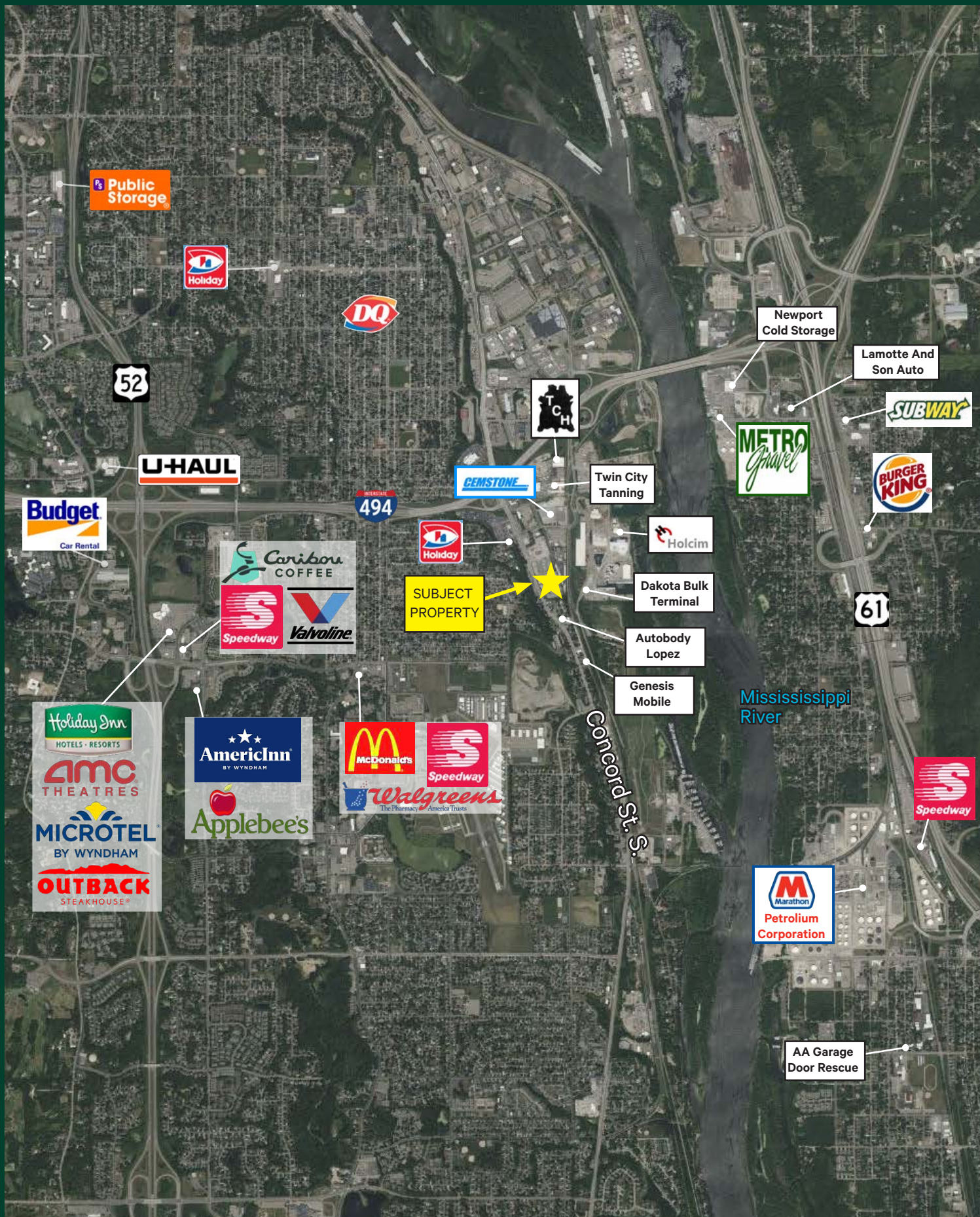
Office Photos



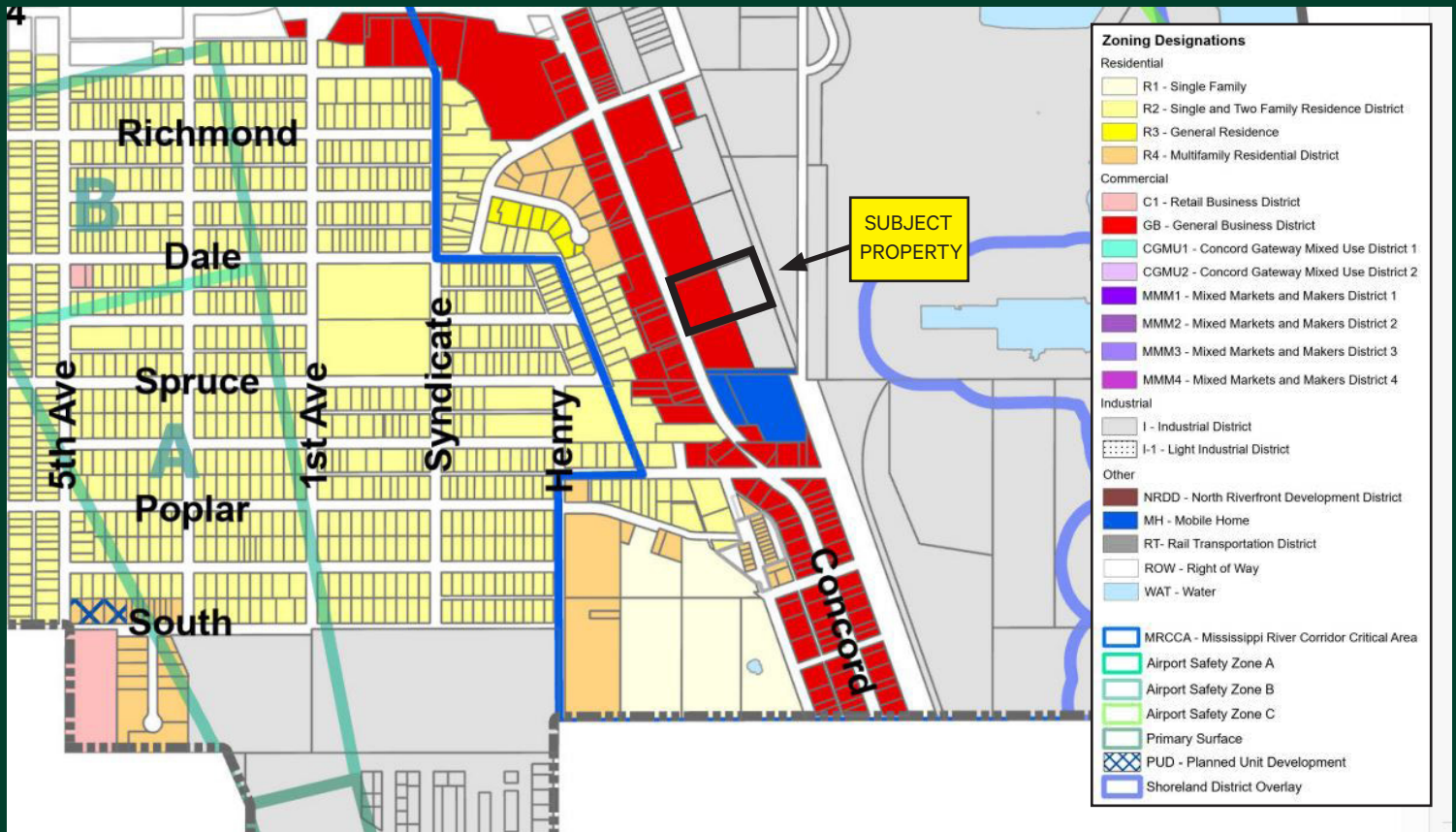
Shop Photos



Area Map



Zoning



GB - General Business

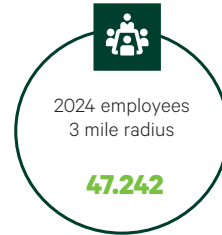
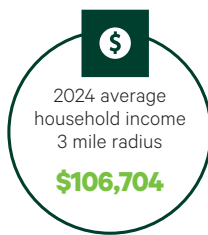
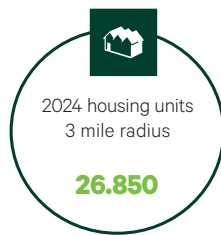
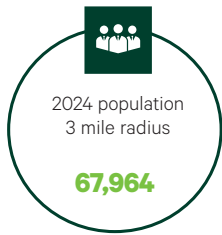
General service business means a business that provides services to the general public that produce minimal off-site impacts.

I-Industrial District

Purpose. The purpose of the industrial (I) district shall be to provide for the continuation and establishment of industrial and manufacturing uses that are of high quality and can be built to high performance standards. All new uses in the industrial zone that are not going into existing facilities or are going into existing structures that are being structurally modified shall go before the city council for site plan approval.

Wetlands Map





POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	6,112	67,964	235,960
2029 Population - Five Year Projection	6,191	69,119	238,288
2020 Population - Census	5,921	67,134	235,342
2010 Population - Census	4,972	61,357	215,911
2020-2024 Annual Population Growth Rate	0.75%	0.29%	0.06%
2024-2029 Annual Population Growth Rate	0.26%	0.34%	0.20%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	2,503	26,850	87,074
2029 Households - Five Year Projection	2,499	27,016	86,966
2010 Households - Census	1,959	25,146	82,768
2020 Households - Census	2,443 96.3%	26,782 96.3%	87,956 96.2%
2020-2024 Compound Annual Household Growth Rate	0.57%	0.06%	-0.24%
2024-2029 Annual Household Growth Rate	-0.03%	0.12%	-0.02%
2024 Average Household Size	2.43	2.50	2.68

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$104,523	\$106,704	\$107,085
2029 Average Household Income	\$121,746	\$124,706	\$124,258
2024 Median Household Income	\$79,890	\$79,806	\$78,248
2029 Median Household Income	\$93,427	\$91,395	\$89,425
2024 Per Capita Income	\$42,629	\$41,926	\$39,555
2029 Per Capita Income	\$48,899	\$48,414	\$45,398

HOUSING UNITS	1 MILE	3 MILES	5 MILES
2024 Housing Units	2,609	27,986	90,826
2024 Vacant Housing Units	106 4.1%	1,136 4.1%	3,752 4.1%
2024 Occupied Housing Units	2,503 95.9%	26,850 95.9%	87,074 95.9%
2024 Owner Occupied Housing Units	1,430 54.8%	17,554 62.7%	55,315 60.9%
2024 Renter Occupied Housing Units	1,073 41.1%	9,296 33.2%	31,759 35.0%

EDUCATION	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	4,273	47,667	158,009
HS and Associates Degrees	2,121 49.6%	26,904 56.4%	85,185 53.9%
Bachelor's Degree or Higher	1,831 42.9%	17,517 36.7%	57,750 36.5%

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	284	2,560	6,259
2024 Employees	7,392	47,242	96,321



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