



**FOR
SALE**

Polar Plaza

2231 11th Ave E,
North St Paul, MN

**Outstanding Neighborhood
Retail Center with a good mix
of co-tenants**

**23,365 SF Retail Center
100% Occupied**

HIGHLIGHTS



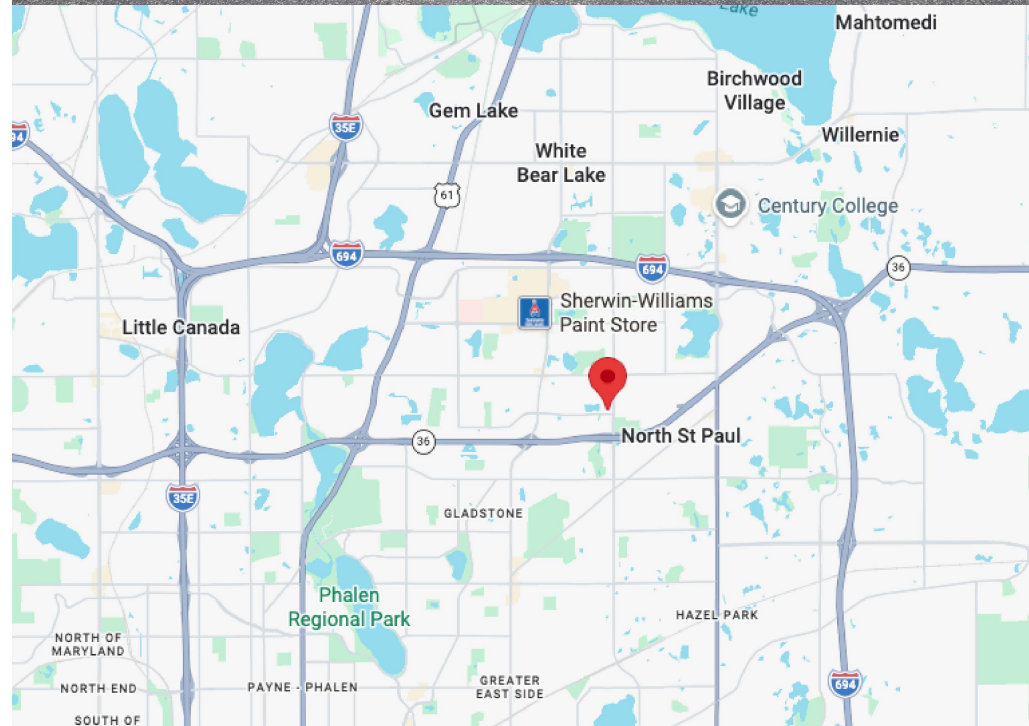
BUILDING / SPACE INFORMATION

BUILDING SQFT	23,365 sf
LAND	Approx. 3.8 acres / 165,667 sf
PARKING STALLS	Approx. 191 stalls
YEAR BUILT/RENOVATED	1988 / 2015
ACCESSIBILITY	Parking lot accessible from McKnight Road & 11th Ave E
TRAFFIC COUNT	15,500 vpd on McKnight 8,100 vpd on 11 Ave E 38,500 vpd on Hwy 36
LOCATION AMENITIES	Population over 77,000 within 3 miles
2026 TAX/CAM	\$9.92 (\$4.21 Tax / \$5.71 Cam)
NOI	Approx. \$270,000
SALE PRICE	\$4,000,000

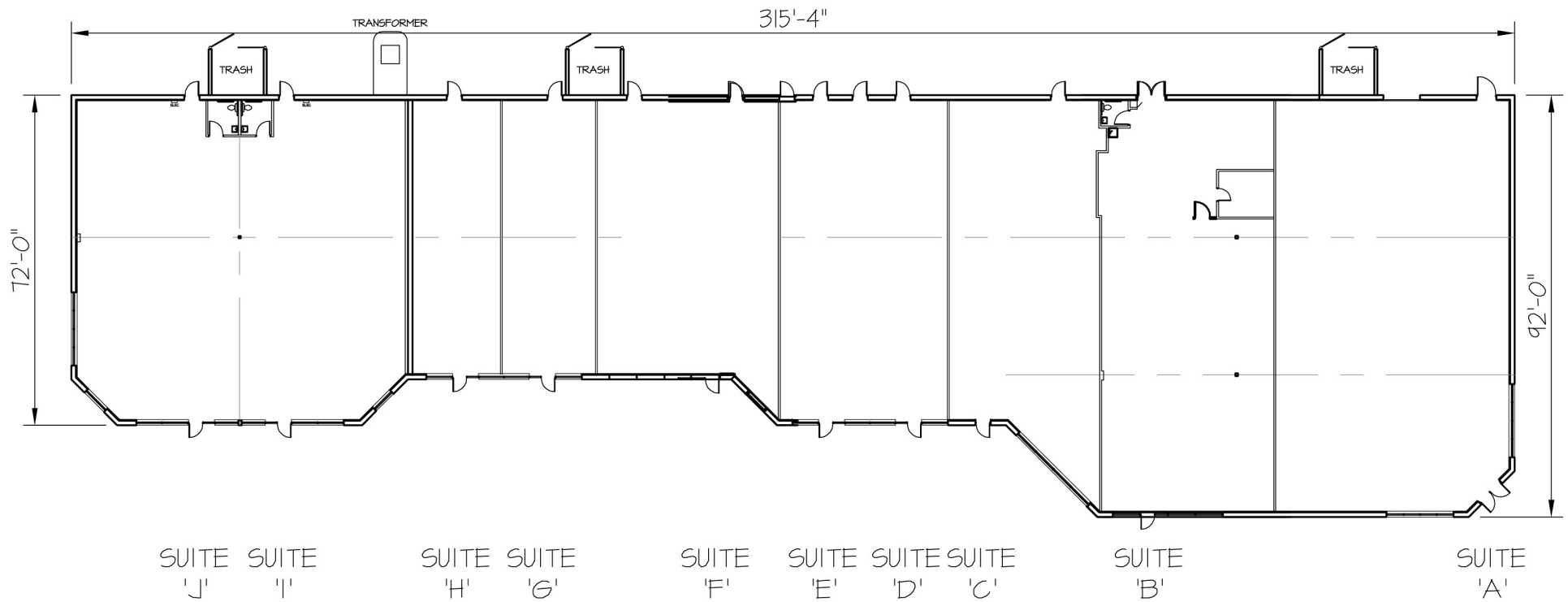
PROPERTY OVERVIEW

Excellent core suburban location at Hwy 36 & McKnight Road. Across from Target and North St. Paul Ball Fields/McKnight Field, near North High School and Polar arena. Polar Plaza is surrounded by leading national and regional retailers such as Target, Home Depot, Starbucks and Cub Foods. Ample parking to accommodate customers, clients and workforce. Great visibility along Hwy 36 with abundant parking and building signage.

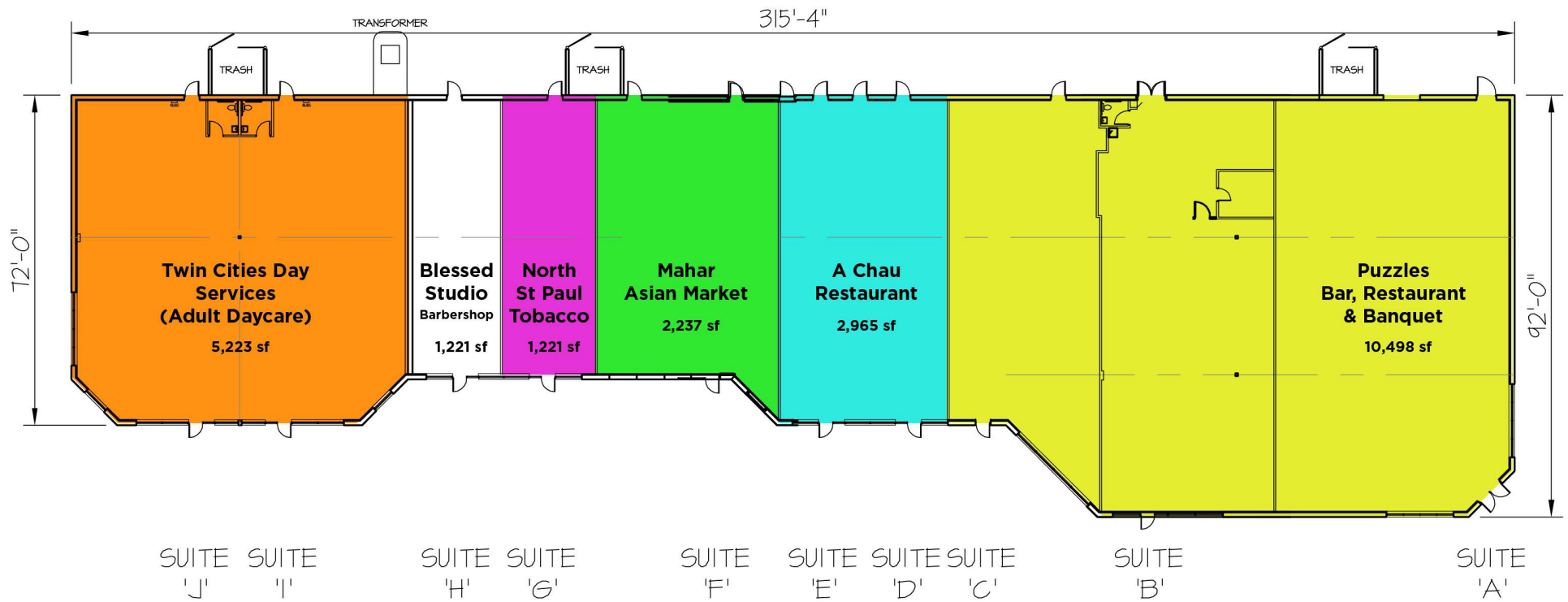
POLAR PLAZA | 2231 11th Ave E, North St Paul, MN



FLOORPLAN WITH DIMENSIONS



TENANTS



POTENTIAL PAD BUILDINGS



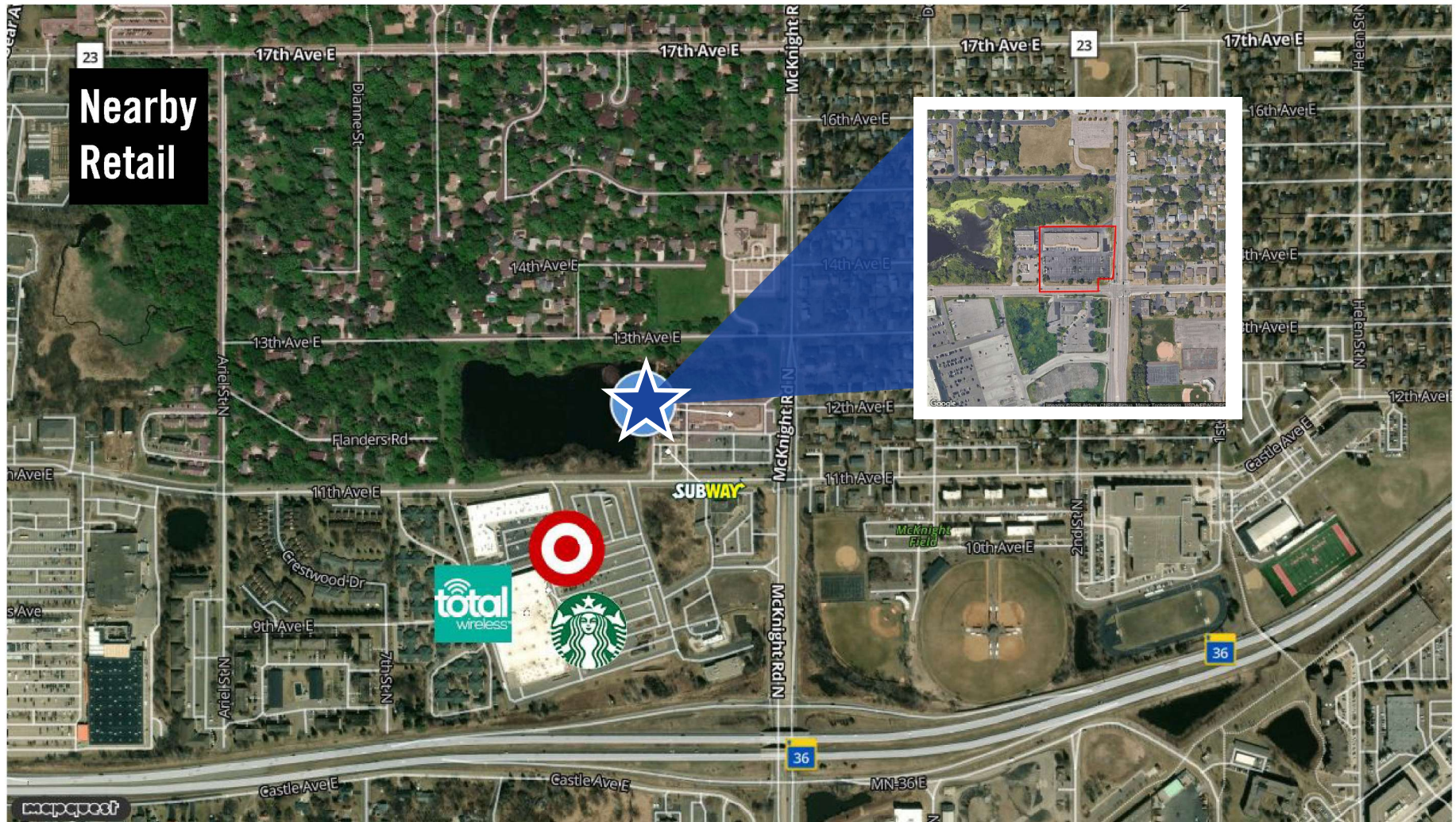
AERIAL



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RE/MAX Results - Edina

7700 France Ave S, #230 Edina, MN 55435 | 612-210-6116



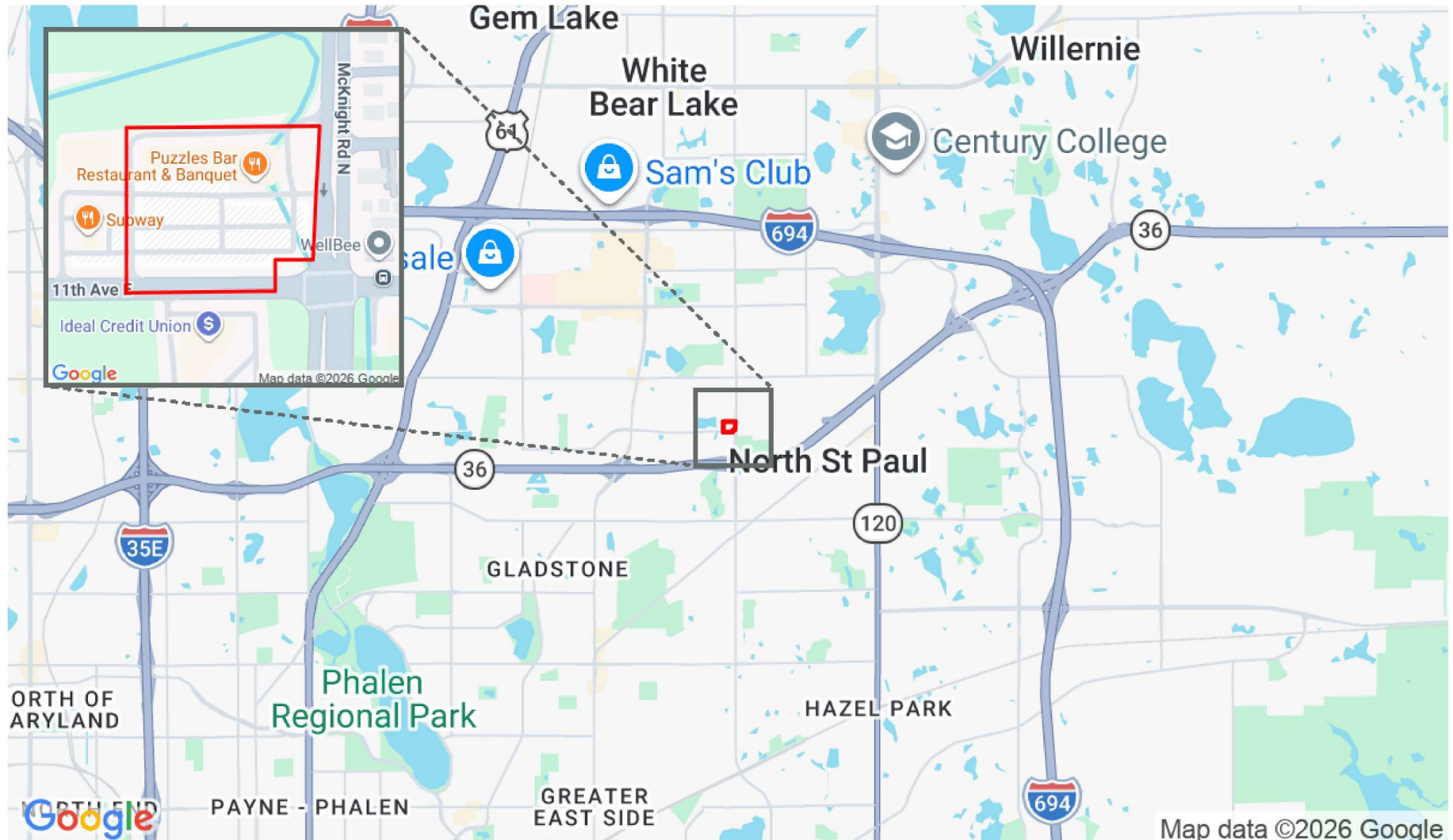
POLAR PLAZA | 2231 11th Ave E, North St Paul, MN

LOCATION



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2231 11th Ave E, North St Paul, MN 55109

CITY, STATE

North St Paul, MN

POPULATION

141,835

AVG. HHSIZE

2.62

MEDIAN HH INCOME

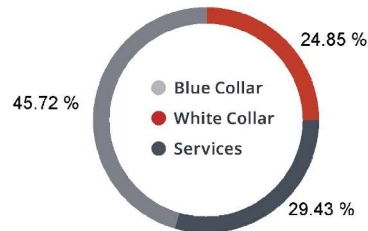
\$55,165

HOME OWNERSHIP

Renters: **17,877**

Owners: **37,034**

EMPLOYMENT



49.45 % Employed

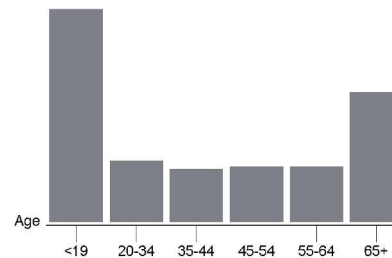
1.90 % Unemployed

EDUCATION

High School Grad: **30.28 %**
 Some College: **24.15 %**
 Associates: **7.52 %**
 Bachelors: **27.65 %**

GENDER & AGE

48.92 % **51.08 %**

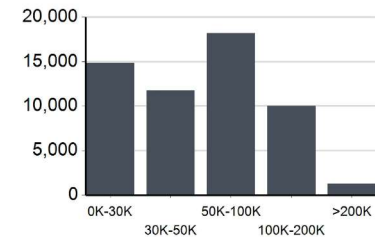


RACE & ETHNICITY

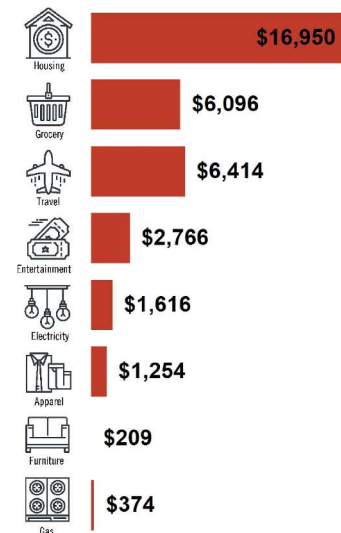
White: **77.60 %**
 Asian: **6.31 %**
 Native American: **0.05 %**
 Pacific Islanders: **0.08 %**
 African-American: **6.90 %**
 Hispanic: **4.92 %**
 Two or More Races: **4.15 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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