



8 East 4th Street, Saint Paul, MN 55101

## First Floor Retail & Restaurant Space Available in Saint Paul

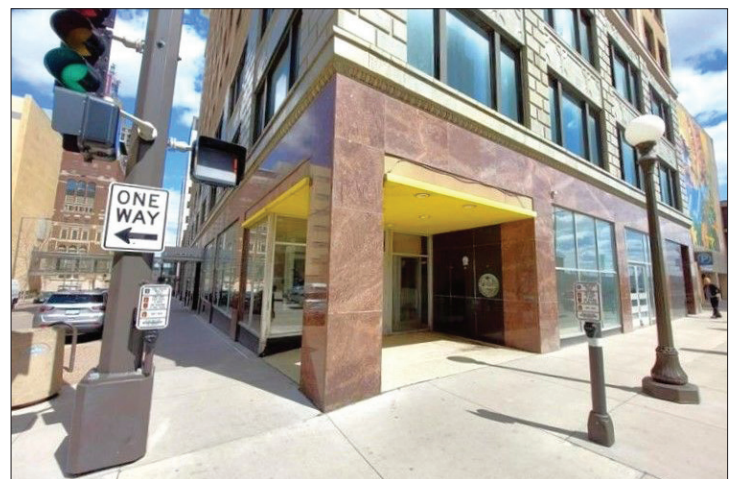
### Available Spaces:

- Retail Space 1: 1,291 SF
- Retail Space 2: 3,157 SF (Former Subway)

**Lease Rate:** Negotiable

### Features & Highlights

- Zoning: B4
- Historic building
- Ample parking; surrounded by public parking ramps and street parking; skyway access nearby
- Transit-oriented: One block from METRO Green Line light-rail stop and major bus lines
- Walk Score 95 – true pedestrian environment with consistent daytime population
- Strong daytime traffic
- High visibility & signage potential along East 4th Street and Wabasha corridors
- Situated amongst an established retail and business community



### Demographics

**Average Household Population:** 1 mile - 10,352,  
3 miles - 88,833 and 5 miles - 228,489

**Average Household Income:** 1 mile - \$50,860,  
3 miles - \$52,567 and 5 miles - \$56,905

### Traffic Counts (Source: 2017 MnCAR)

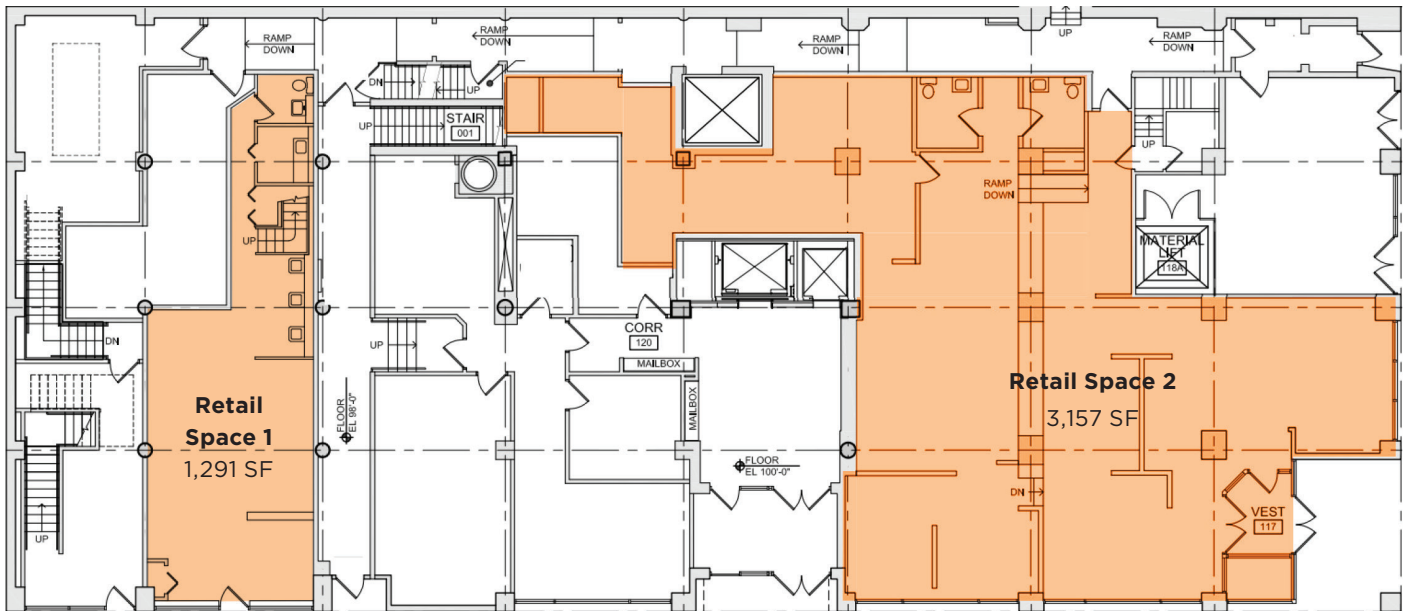
**Wabasha St N** 7,500 vpd, **W Kellogg Blvd** 21,500 vpd  
**E 4th St** 4,300 vpd



**Mary Lindell**  
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2550 University Ave. W. #305-S  
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