



Available for Sale, Ground Lease or Lease



Former Kmart

245 Maryland Avenue E
St. Paul, MN 55117



FORMER KMART | Sale, Ground Lease or Lease

Property Highlights

- Prime infill redevelopment opportunity
- Available for sale, ground lease or lease
- Located in Opportunity Zone
- 154,500 vehicles per day
- Excellent visibility to Interstate 35E
- Immediate interchange access to Interstate 35E via Maryland Ave
- Flexible zoning allows for a variety of uses
- 1.6 miles to I-94 and 2.0 miles to Highway 36 via I-35E
- Close proximity to residential density, the State Capitol & St. Paul CBD

Site Information

- Location: 245 Maryland Ave E | St. Paul, MN 55117
- Description: 12.63 acres with existing 126,526 SF former Kmart building

Traffic Counts

- I-35E: 130,000 vpd
- Maryland Ave E: 25,500 vpd

Traffic Counts * Source: MNDOT 2021/2022 Study averages are per day total cars

Demographics

	1-mile	3-mile	5-mile
Population	24,971	162,834	357,744
Median HH Income	\$49,652	\$58,558	\$66,197
Average HH Income	\$67,763	\$83,862	\$96,060

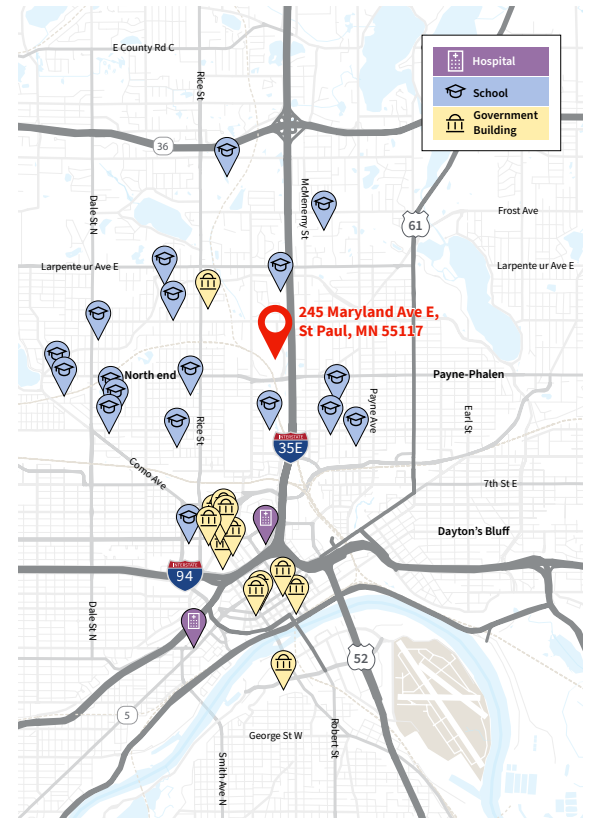
*Source: ESRI 2023 Est.

2024 Taxes

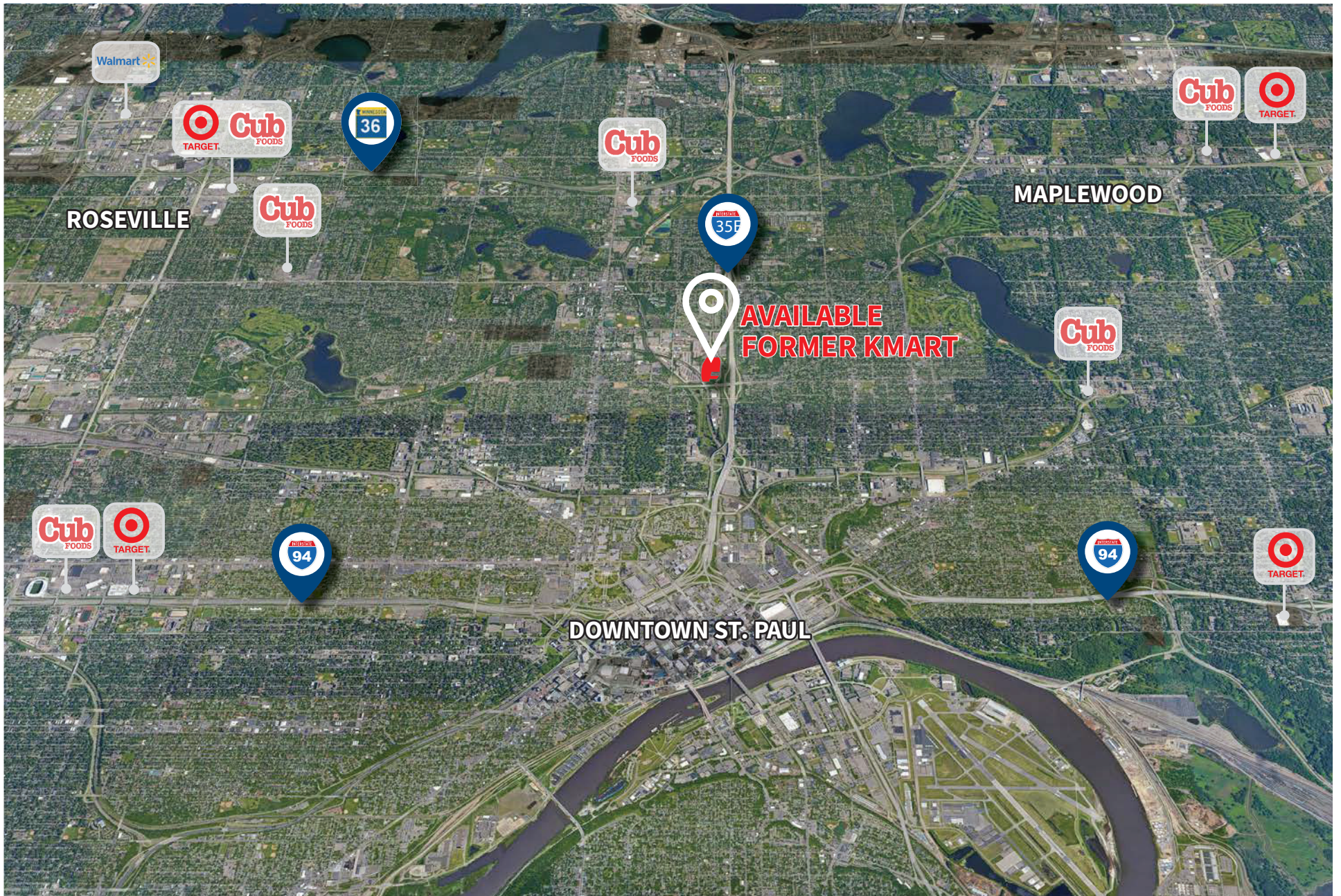
\$182,590.00

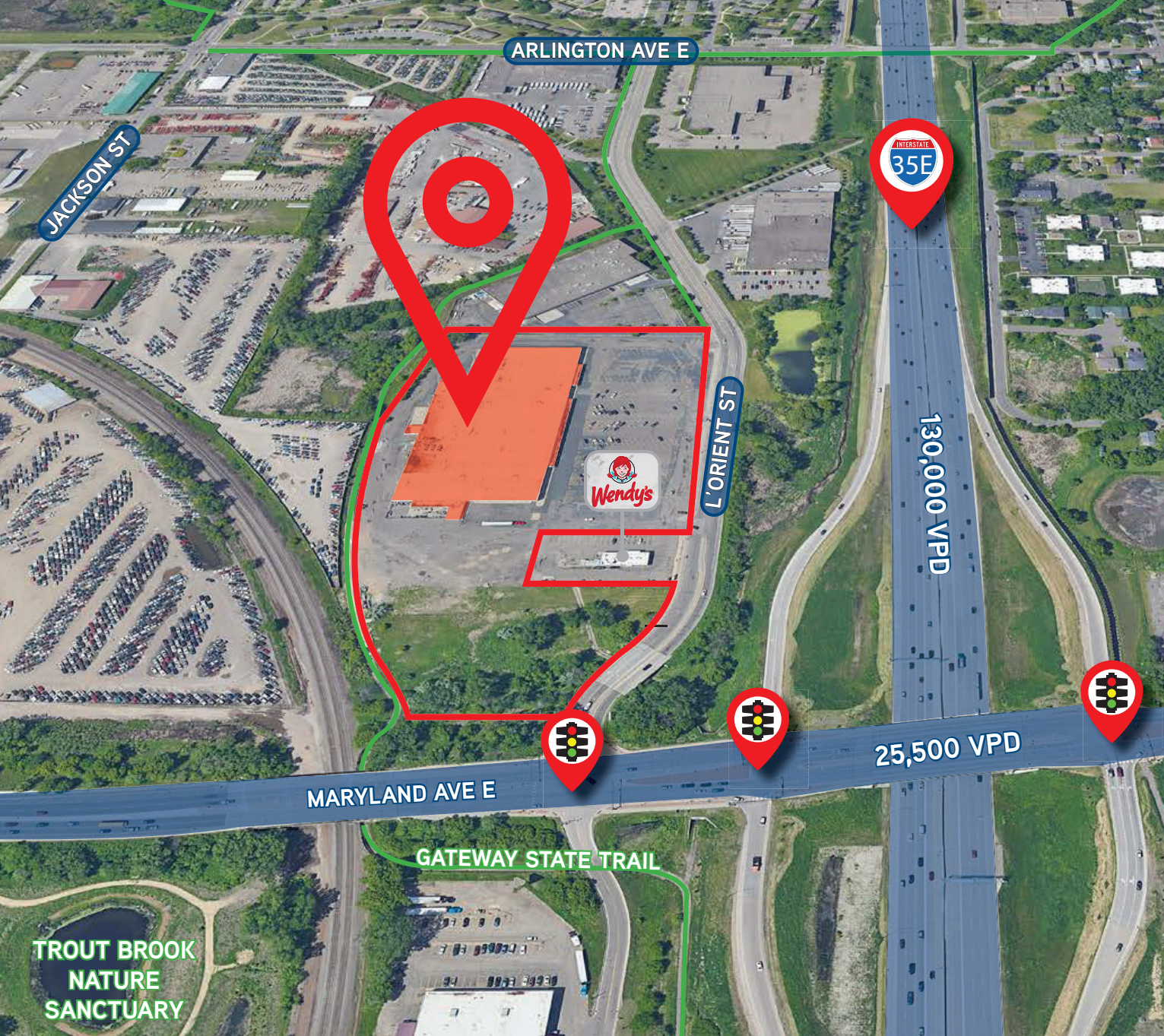
Price/Lease Rates

Contact Broker



FORMER KMART | Trade Area





Contact

Ted Gonsior
612 217 5148
ted.gonsior@jll.com

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