

10,012 SF SCHOOL AVAILABLE FOR LEASE



920 HOLLEY AVE

SAINT PAUL PARK, MN 55071



EXTERIOR



SCHOOL FOR LEASE PROPERTY FEATURES



Education space available for lease



Features 8 classrooms, plus shared use of cafeteria and kitchen



Dedicated school entrance



Ample green space and parking



Available for immediate occupancy



Lease rate is negotiable

GREEN SPACE



DEDICATED TENANT ENTRANCE WITH SIGNAGE OPPORTUNITY





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CONTACT

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Associate

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CLASSROOM



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CAFETERIA



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KITCHEN



HALLWAY



CLASSROOM



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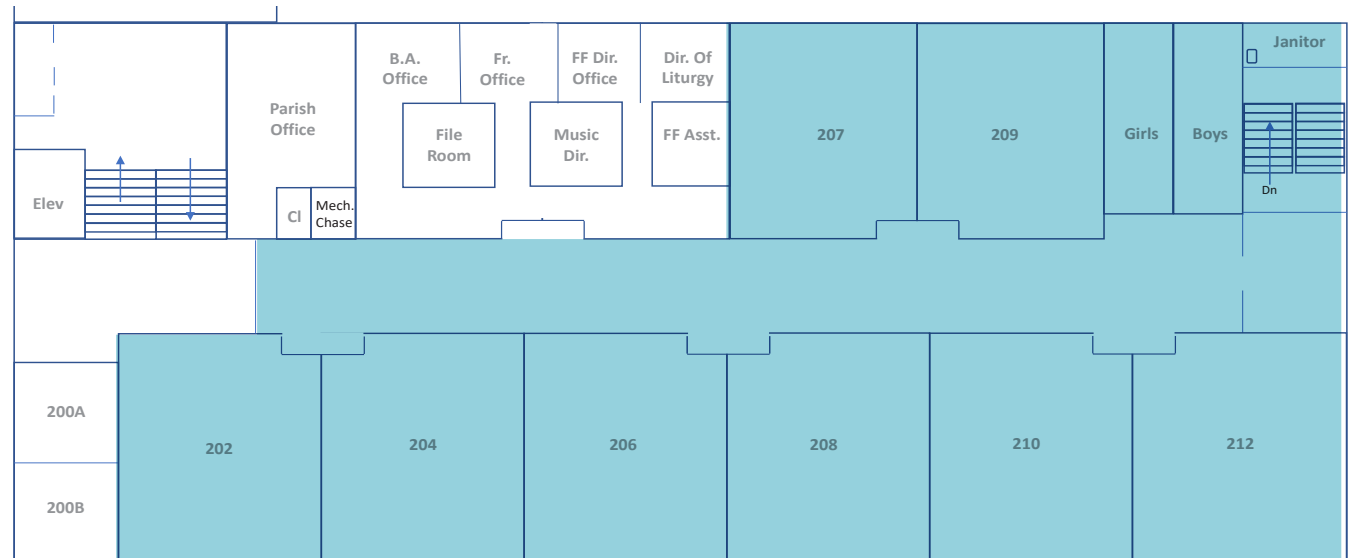
FLOOR PLAN

Available Space ■

ROOM/SPACE	TOTAL AREA (SQ FT)	ROOM/SPACE	TOTAL AREA (SQ FT)
202	963	HALLWAY ²	1,662
204	958	GIRLS LAVATORY	272
206	958	BOYS LAVATORY	331
207	961	JANITOR CLOSET	64
208	958		
209	961		
210	961	TOTAL CLASSROOM	7,683
212	963	SUBTOTAL¹	10,012

1. LENGTH DIMENSIONS WERE MEASURED TO FRACTIONS OF INCHES FROM WHICH AREA DIMENSIONS WERE CALCULATED TO 0.01 SQUARE FOOT AND ROUNDED TO THE NEAREST SQUARE FOOT.

2. THE HALLWAY AREA IS FROM THE WEST DOUBLE DOORS BY THE PARISH OFFICE MAIN ENTRANCE TO THE EAST DOUBLE DOORS AT THE EAST ENTRANCE AREA OF THE ACTIVITIES BUILDING. THE LEASED SPACE HALLWAY AREA DOES NOT INCLUDE THE EAST ENTRANCE AREA (102 SQ. FT.) OR THE ADJACENT EAST STAIRWELL AREA.



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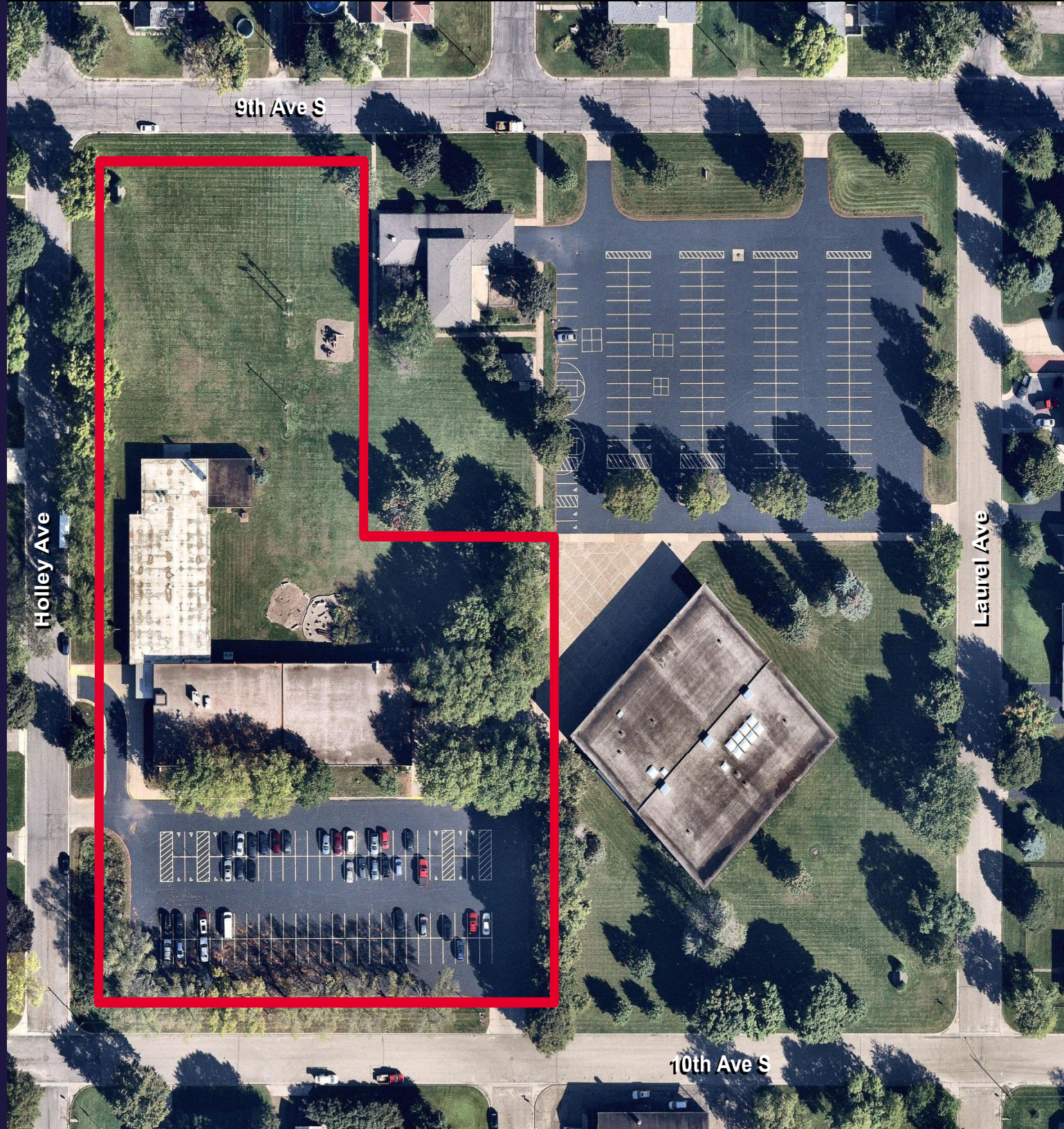
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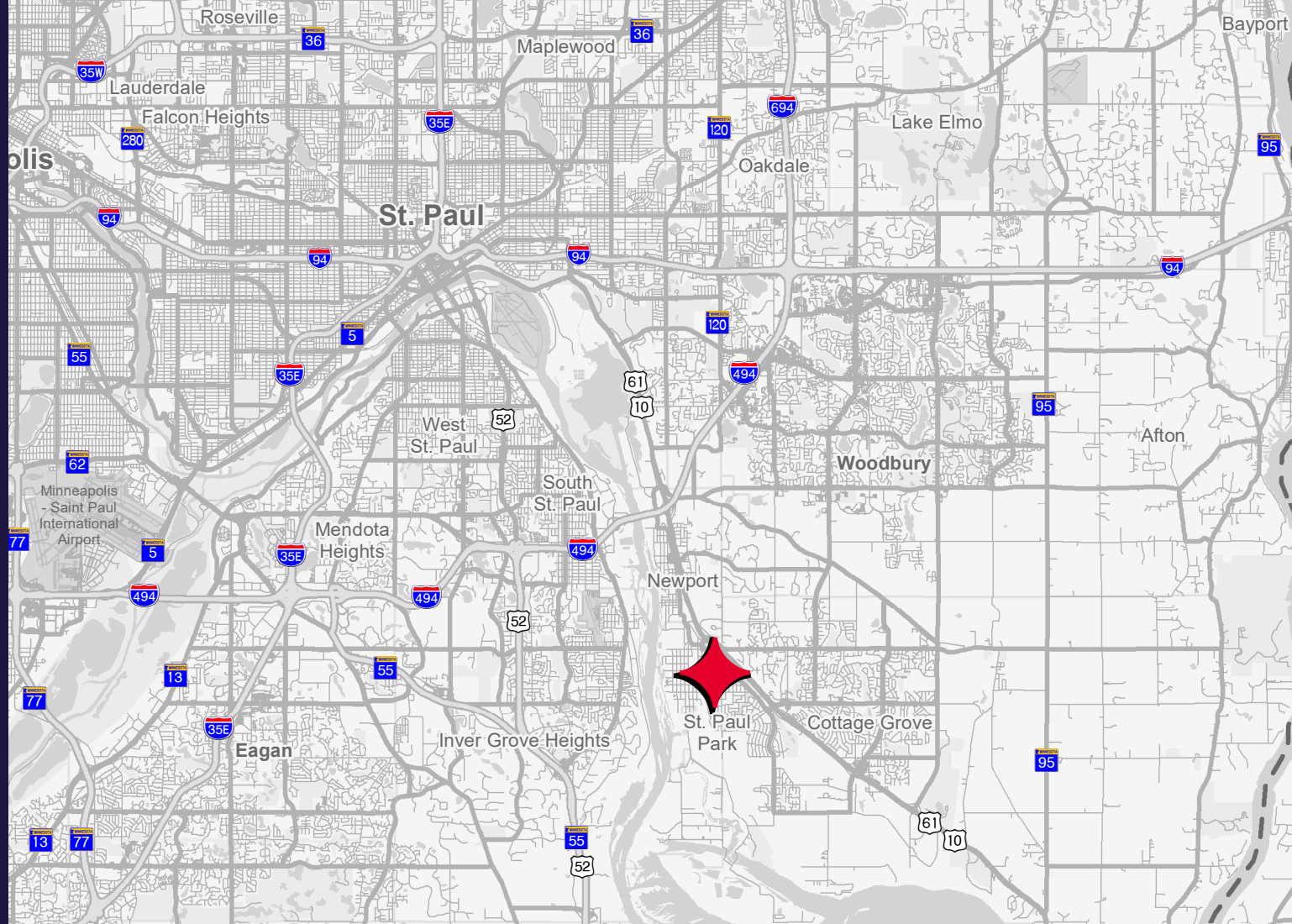




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DEMOGRAPHICS



50,741

POPULATION

Within 3 Miles



\$103,146

AVG. INCOME

Within 3 Miles



18,827

TOTAL HOUSEHOLDS

Within 3 Miles



38.1

MEDIAN AGE

Within 3 Miles

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115,494

POPULATION

Within 5 Miles

\$110,938

AVG. INCOME

Within 5 Miles

43,584

TOTAL HOUSEHOLDS

Within 5 Miles

38

MEDIAN AGE

Within 5 Miles



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