

FOR LEASE



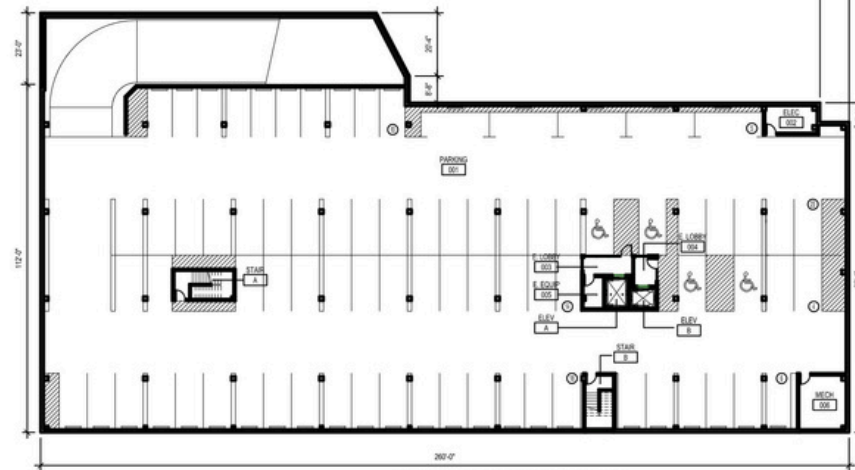
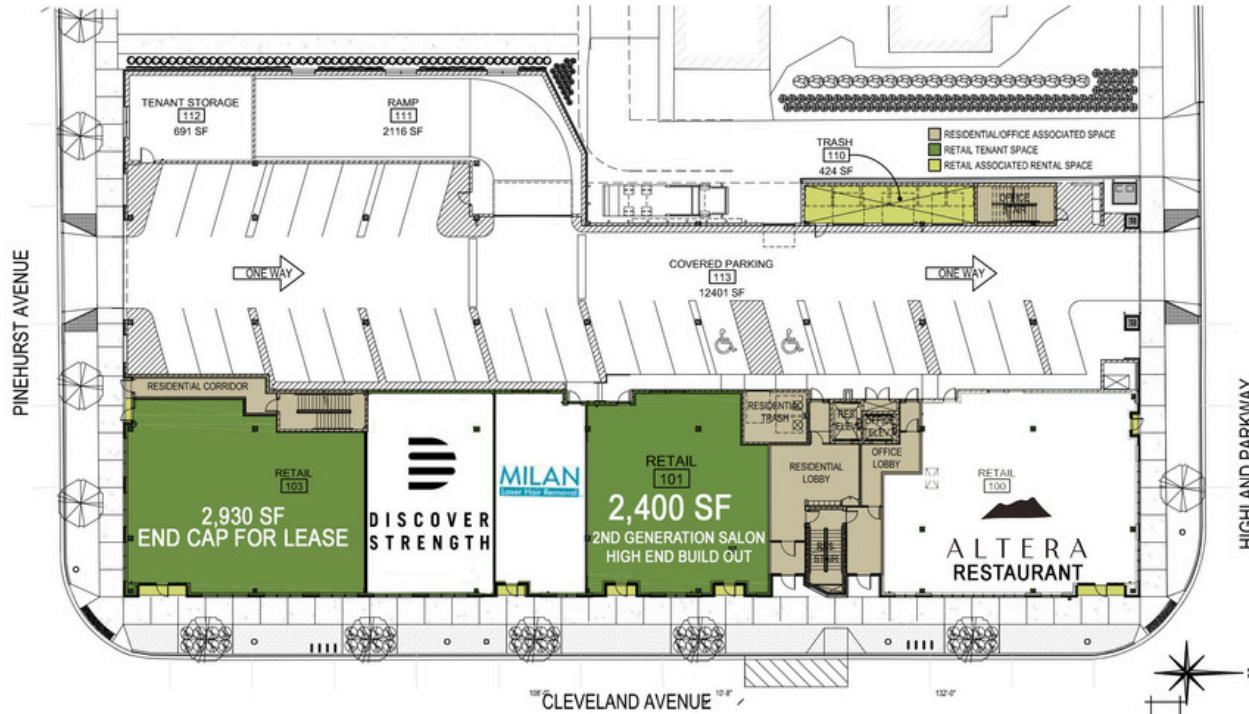
THE FINN - HIGHLAND VILLAGE MIXED USE

725 CLEVELAND AVE. SOUTH, ST. PAUL, MN 55116

Bloom Commercial Real Estate
10050 Crosstown Circle - Suite 600
Eden Prairie, MN 55344
www.bloomcommercial.com



SITE PLAN

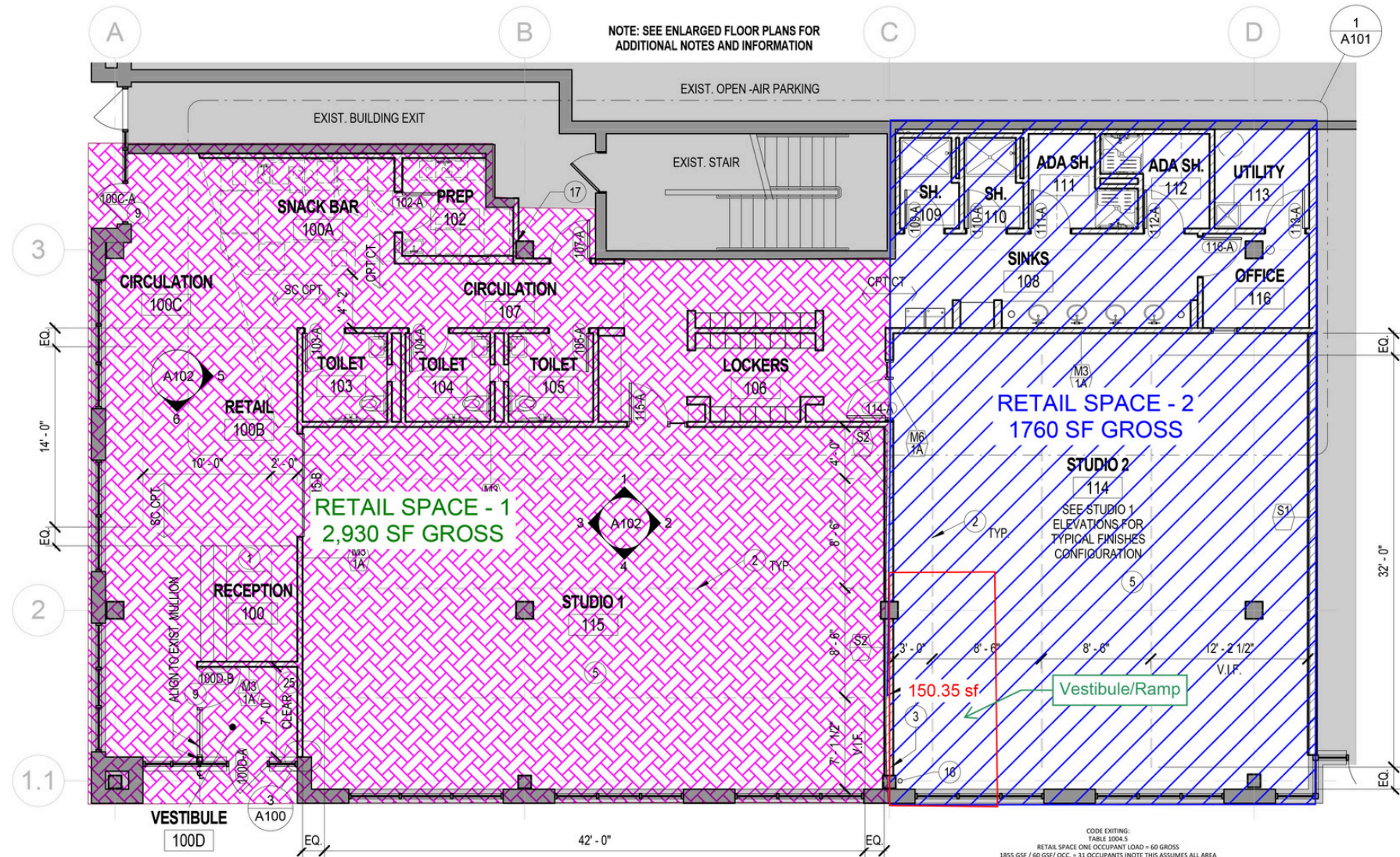


GARAGE FLOOR PLAN
1" = 20'-0"



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POTENTIAL ALTERNATIVE LAYOUT



1 FLOOR PLAN
1/8" = 1'-0"

OPTION #2 - Ramp on Cleveland No Back Door

CODE EXITING:
TABLE 1004.5
RETAIL SPACE ONE OCCUPANT LOAD = 60 GROSS
1855 GSF / 60 GSF / OCC = 31 OCCUPANTS (NOTE THIS ASSUMES ALL AREA IS MERCANTILE. WITH BACK AREAS AS STORAGE OR SERVICE THEN OCCUPANT LOAD = 1355 / 60 + 500 / 300 = 25 OCCUPANTS)
TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY OCCUPANCY TYPE M, MAXIMUM OCCUPANTS = 49. 31-49 ONLY ONE EXIT IS NECESSARY
MAXIMUM EXIT DISTANCE = 75' (WITH SPRINKLER)
3030.1.2 DOOR SWING DIRECTION: DOORS MUST SWING IN THE DIRECTION OF EGRESS WHERE THE OCCUPANT LOAD IS 50 PERSONS OR GREATER. OCCUPANT LOAD = 31. DOOR CAN SWING IN.

PROPERTY HIGHLIGHTS

- 4,712 SF End Cap (can be demised)
- 2,400 SF 2nd generation salon space with high-end build out
- Great location that offers excellent access and visibility on Cleveland Avenue South located just north of Ford Parkway
- Located in an area of dense residential and retail development
- Parking Surface & Underground
- Highland is home to many high volume retailers, high foot traffic and auto traffic, high income and education levels
- Very sought after area for retailers in the Twin Cities
- 3 Blocks from Highland Bridge
- 122 Acre Mixed Use Development

AREA TENANTS

Lifetime Fitness, Core Power Yoga, Lunds, Starbucks, Target Express, US Bank, R.F. Moeller Jeweler, Patina, Noodles & Company, Panera Bread, Walgreens, Talbots

DEMOGRAPHICS

Radius	1 Mile	2 Miles	3 Miles
POPULATION	17,241	67,343	119,358
DAYTIME POPULATION	7,321	21,093	71,312
MEDIAN HH INCOME	\$71,178	\$80,466	\$56,240
AVERAGE HH INCOME	\$91,534	\$97,720	\$73,725

Traffic Counts

CLEVELAND AVENUE	15,000 VPD
FORD PARKWAY	19,000 VPD



FOR MORE INFORMATION:

Josh Bloom

651.207.3157 (text or call)
josh@bloomcommercial.com

Mike Belzer

651.226.1838 (text or call)
mike@bloomcommercial.com



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