



COMMERCIAL SPACE FOR LEASE

2345 University Ave W
St. Paul, MN 55114

Andrei Bortnov

Principal Manager, CCIM

M: (612)-702-6867

E: andrei@greatlandres.com

www.greatlandres.com

5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

Anders Priley

Director of Leasing

M: (218)-310-0876

E: aepriley@cbburnet.com

3033 Excelsior Blvd 100, Minneapolis, MN 55416



PROPERTY FEATURES

University Avenue commercial space featured in this listing has the following amenities:

- ✓ 2 Floors, 2 Offices, 2 Bathrooms & Kitchenette
- ✓ Limited Use of Dock Allowed
- ✓ Food services may also be permitted such as restaurant, catering, coffee/tea house.
- ✓ Office and Business Services
- ✓ 2-3 Minutes away from Hwy 280 and Hwy 94
- ✓ 2 Floors, Up to 7 Parking Spots



SPACE TYPE

Retail/Office

SUITE SIZE

1,873 SQ FT plus additional warehouse storage

LEASE RATE

\$3,750/Month Gross

AVAILABLE

March 1, 2026

HVAC

Central heat and A/C

YEAR BUILT

1930

ZONING

T3

BEST USES

Zoned for retail, office and business use



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FLOOR PLAN



Suite: 1,873 SQ FT

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DEMOGRAPHICS

SUBJECT PROPERTY

Herbst
SAFETY & FIREARMS

UNITED STATES
POSTAL SERVICE



SUBWAY

US
STORAGE
Centers

DEMOGRAPHICS

1 Mile

3 Mile

POPULATION

4,250

85,536

POPULATION (OVER 25)

3,317

61,318

HOUSEHOLD

5,572

42,978

MEDIAN HH INCOME

\$55,795

\$53,049

DEMOGRAPHICS

1 Mile

3 Mile

DAYTIME EMPLOYEES

2,438

46,185

EXPENDITURES

\$87,856,677

\$1,468,324,685

EDUCATION - HIGH SCHOOL

700

9,816

EDUCATION - BACHELORS

845

18,485

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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