

FOR LEASE



1233 LARPENTEUR AVENUE W
ROSEVILLE, MN 55113

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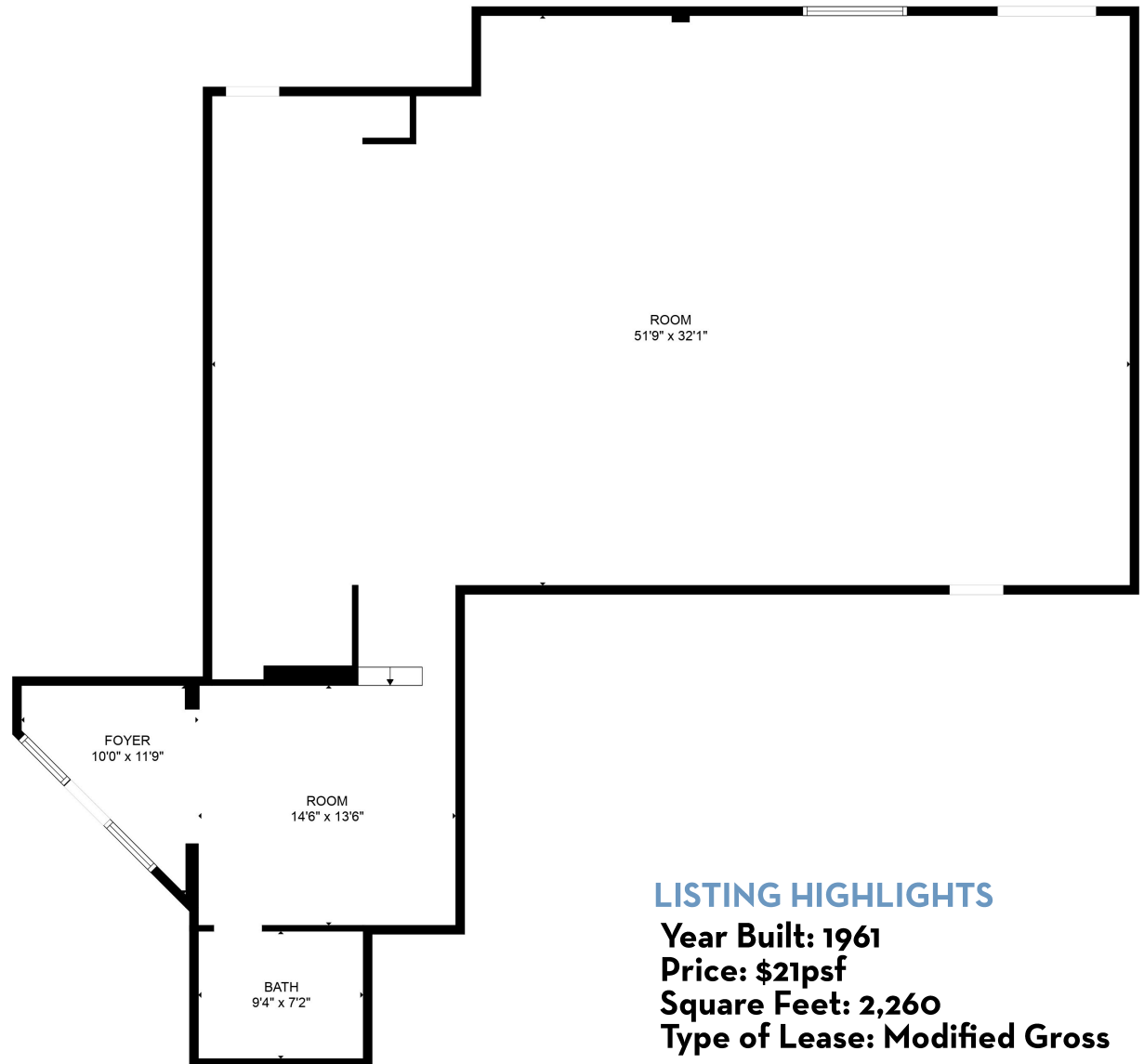
1233 Larpenteur Avenue West

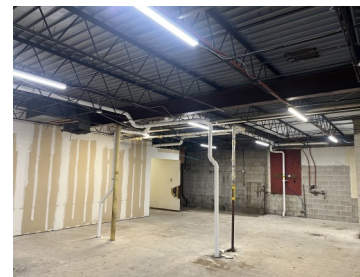
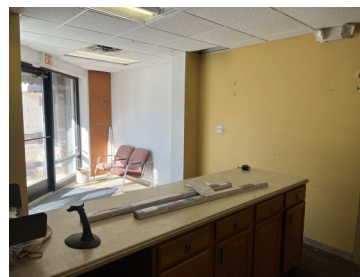
Position your business for success with this spacious 2,260 sq. ft. retail space available for lease on Larpenteur Avenue in Roseville, Minnesota—a thriving first-ring suburb of the Twin Cities.

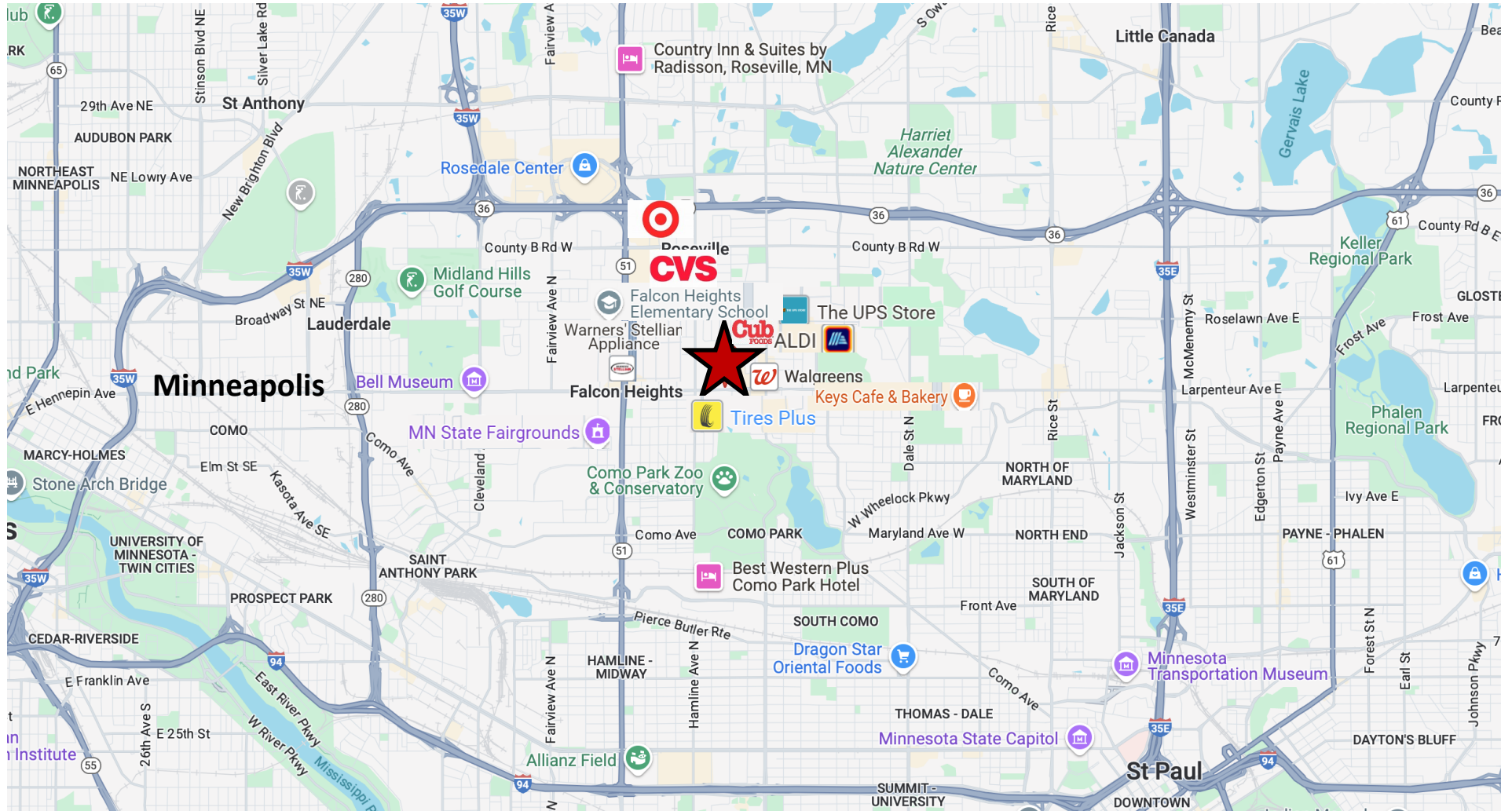
Ideally located just minutes from downtown St. Paul, this property offers an unbeatable combination of visibility, accessibility, and strong consumer demographics.

Priced well and setup for a variety of businesses with easy access from Larpenteur and plenty of parking for clients and customers. This strong commercial corridor has a mix of both local and national tenants nearby, ensuring high daily foot and vehicle traffic.

Please reach out with any questions.

**LISTING HIGHLIGHTS****Year Built: 1961****Price: \$21psf****Square Feet: 2,260****Type of Lease: Modified Gross**





PROPERTY HIGHLIGHTS

- Great Visibility
- High Traffic Counts
- Easy Access from Larpenteur Avenue
- High Profile Tenants Nearby

DEMOGRAPHICS

Distance from Subject Property

- Population
- Unemployment Rate
- Average Household Income
- Median Household Income

1 Mile

10,031
1.12%
\$74,112
\$58,920

3 Mile

59,063
1.98%
\$64,772
\$52,529

5 Mile

179,525
3.26%
\$61,093
\$50,353

TRAFFIC COUNTS 12,112

