

BERNICE LLC (R.F. MOELLER JEWELER BUILDING)

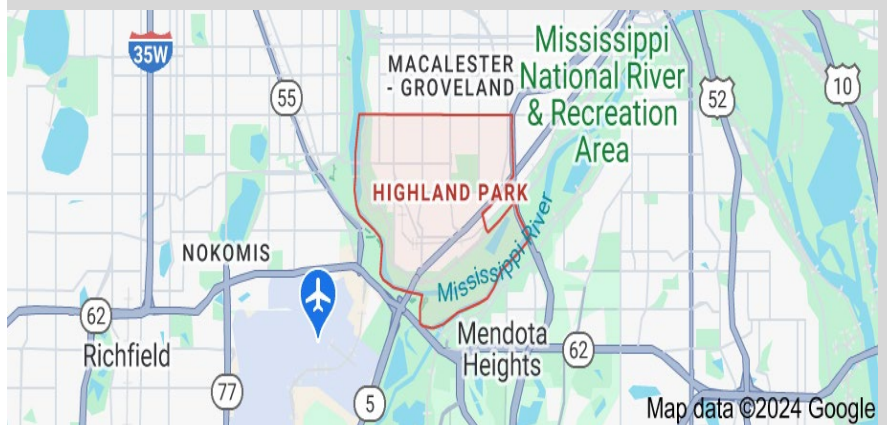


Space available is conveniently located on the corner of Ford Parkway and Cleveland Avenue in the center of the Highland Park retail area. The Moeller Building includes the R.F. Moeller Jeweler store, Highland Grill, Quixotic Coffee and Mill Street Running among its current tenants...all of whom generate foot and vehicle traffic.

2073 Ford Parkway offers 2,100 square feet of space available for move-in immediately. Located between Schuler Shoes and the Ichiddo Ramen restaurant, it formerly housed H & R Block. On-street and off street parking is available and the location has consistent foot traffic on either side of the street.



Located in the Retail Center of Highland Park






Contact Patrick Keefe at (651) 373-3004 or pat@keefecfo.com | Tours of the Space are Available!

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SITE OVERVIEW

Located at the Corner of Cleveland and Ford Parkway in St. Paul, MN, this property is prominently positioned in the Highland trade area. With great visibility and signage along Ford Parkway, this ensures a steady stream of foot and vehicle traffic.

The surrounding area is home to a vibrant and affluent community, providing a strong customer base for businesses. The property features ample street parking, a nearby parking ramp and versatile spaces, making it an ideal choice for various retail or service-based businesses.

		Radius to Site		
		1 Mile	3 Mile	5 Mile
	POPULATION	15,222	127,008	374,977
	DAYTIME POPULATION	12,385	111,854	412,266
	MEDIAN HH INCOME	\$ 94,083	\$ 83,474	\$ 72,777
	TRAFFIC COUNTS	Ford Pkwy - 20,108 - VPD Cleveland Ave - 14, 458 VPD		

The Highland Park neighborhood provides an interesting mix of customers across the demographic spectrum – from college students to long-time residents, the neighborhood has been the foundation for success to many St. Paul business owners who remain in the area.

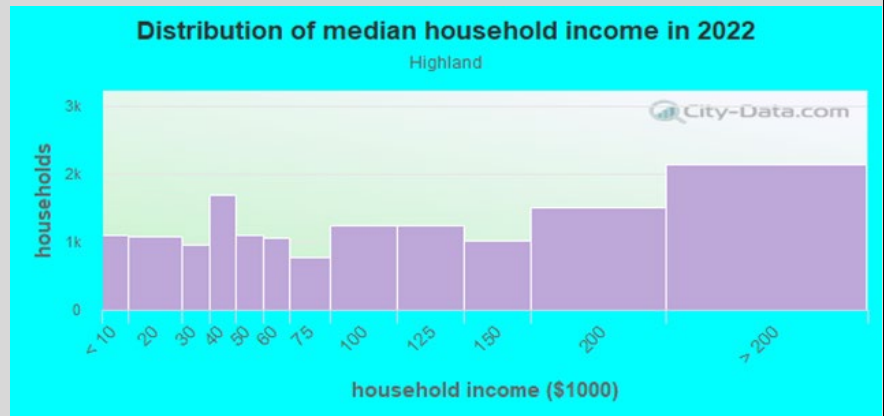
Highland Park is Saint Paul's

little slice of small town within the big city. From the river trails and spring-fed falls at Hidden Falls Regional Park to feature films at the historic Highland Theatre —the southwest corner of Saint Paul offers a little something for everyone.

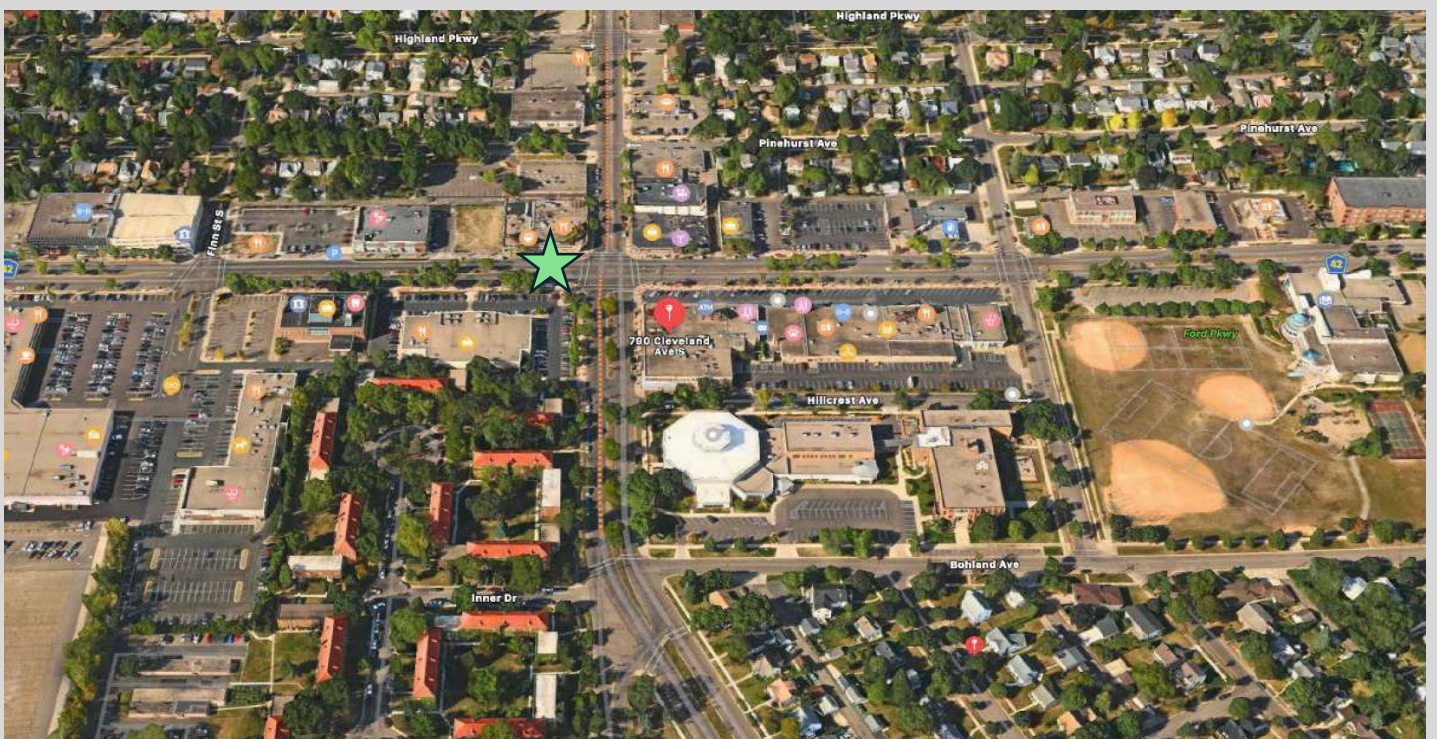
The retail area near the corner of Cleveland and Ford Parkway is a rare combination of long-time stalwarts such as R.F. Moeller Jeweler (founded in 1951) to Cecil's Deli. And with the ongoing housing and retail development

in and around Highland Bridge, the neighborhood has welcomed a new Lunds Grocery store and has reliable traffic generating retailers such as Target, Walgreens and others with more retail and office being introduced to the neighborhood in the next 24 months.

With a link to historic St. Paul coupled with the excitement of the housing development at the Ford site which can and will enhance the neighborhood, increase traffic and improve and/or expand the retail opportunities. Highland Park is on the cusp of a rebirth that will build on the history of Highland Park with an eye to the future of Twin Cities retail shopping.



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SITE PLAN

Tenants - July 2024				
Tenant	Unit Description	Space	Lease Term / Exp. Date	Interior Square Feet
Mill Street Running	767 Cleveland Ave. S.	Main & Lower level	March-26	3,276
Ichiddo Ramen Highland Park, LLC	2073 Ford Pkwy - Right Side	Main Level only	December-28	2,200
VACANT	2073 Ford Pkwy - Left Side	Main Only	AVAILABLE	2,100
Highland Grill	771 Cleveland Ave. S.	Main & Lower Level	April-26	3,772
Moeller Jeweler	773 Cleveland Ave. S. (1st floor Basement) 2061 Ford Pkwy. (1st floor Basement) 2065 2067 Ford Pkwy. (1st floor)	Main & Lower Level	December-28	16,853
Quixotic Coffee	769 Cleveland Ave. S.	Main Level & Basement	September-33	3,276
Clear Channel	Rooftop Signs	Rooftop	December-24	NA
Total RF Moeller Building				31,477

The average amounts paid by the current tenants are shown in the table that appears to the right of this text. Base rents are negotiable.

The building owner is looking for a tenant who will complement the current tenants of the building and welcomes all who are interested in touring the open space and imagine how you might join the neighborhood of Highland Park.

CAM INSURANCE TAXES		
CAM	\$	2.68
Insurance	\$	0.97
Property Tax	\$	7.54
Total	\$	<u>11.18</u>