

SNELLING & SELBY



Retail for lease

171 Snelling Ave N,
St Paul, MN 55104





PROMINENT LOCATION



PROMINENT LOCATION AT ONE OF THE MOST **HIGHLY TRAFFICKED INTERSECTIONS** IN ST. PAUL



OVER **1,000 NEW RESIDENTIAL UNITS** BUILT, WITHIN A 1-MILE RADIUS, SINCE 2015



10 COLLEGES WITH **OVER 80,000 STUDENTS** WITHIN 3 MILES OF THE TRADE AREA



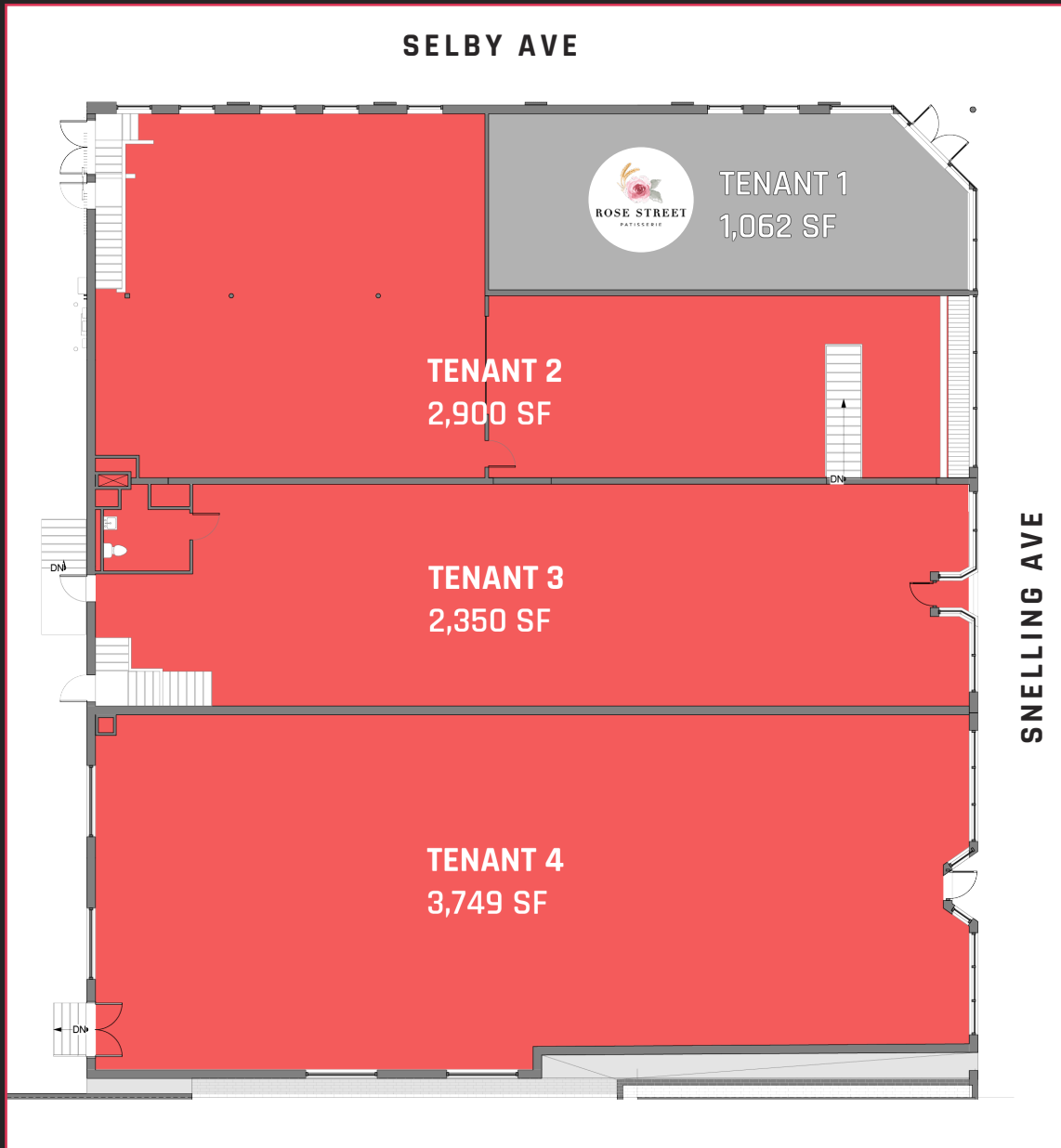
IN CLOSE PROXIMITY TO **ALLIANZ FIELD** - HOLDS UP TO 19,000 FANS



PROPOSED **35 ACRE** "SNELLING-MIDWAY SUPERBLOCK" JUST NORTH OF THE SUBJECT SITE

+ THE NEIGHBORHOOD

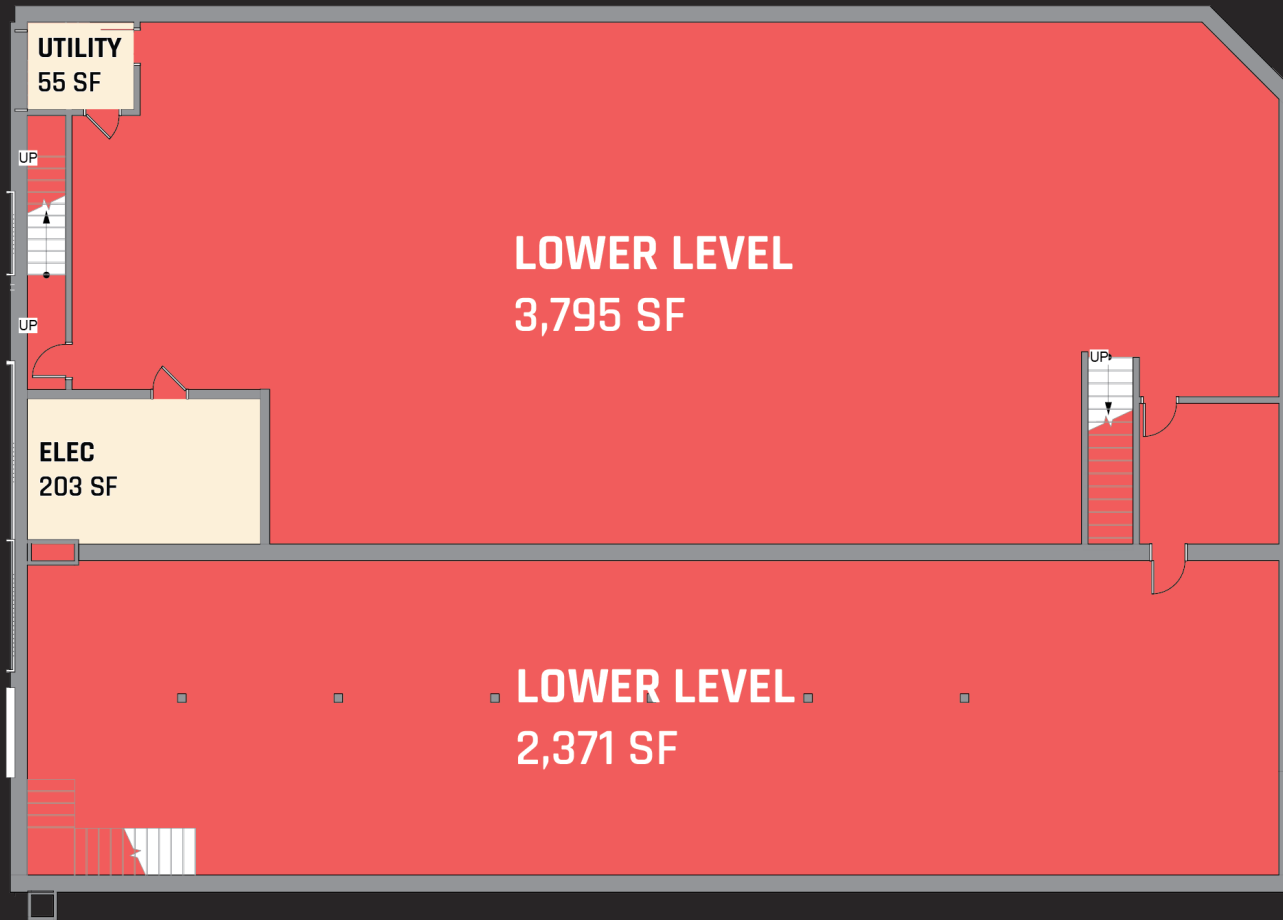




EXPENSES

CAM	\$3.95
TAX	\$4.95
INS	\$1.00
TOTAL	\$9.90

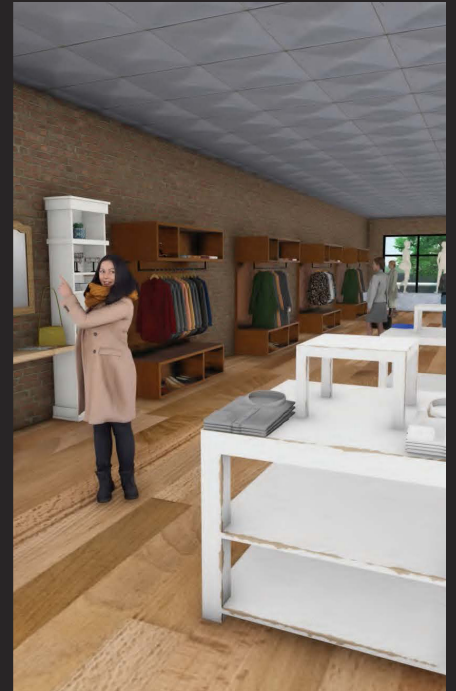
PROPOSED FIRST LEVEL SITE PLAN



PROPOSED LOWER LEVEL SITE PLAN

SEE THE POTENTIAL





2 Minute drive to I-94

120,000 VPD

Allianz  Field®



163 UNITS



SPICY FETA
Industrial Mediterranean
Street Food

PATINA
EST. 2011

THE CARGO
BIKE SHOP

LU
LA

MARtha's GARDENS

SUCCOTASH



SNELLING AVE
37,000 VPD



ON-SITE PARKING



LEASING CONTACTS



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