

# COMMERCIAL SPACE FOR LEASE

# FROST ENGLISH VILLAGE

1265 Frost Ave E | Maplewood, MN | 55109



1,500—8,000 SF Available  
can be larger with changes to concept plan

**Rob Kost, CCIM**

612.465.8530

rob@upland.com

**UPLAND**  
REAL ESTATE GROUP, INC.

*Look Upland. Where Properties & People Unite!*  
[www.upland.com](http://www.upland.com)

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

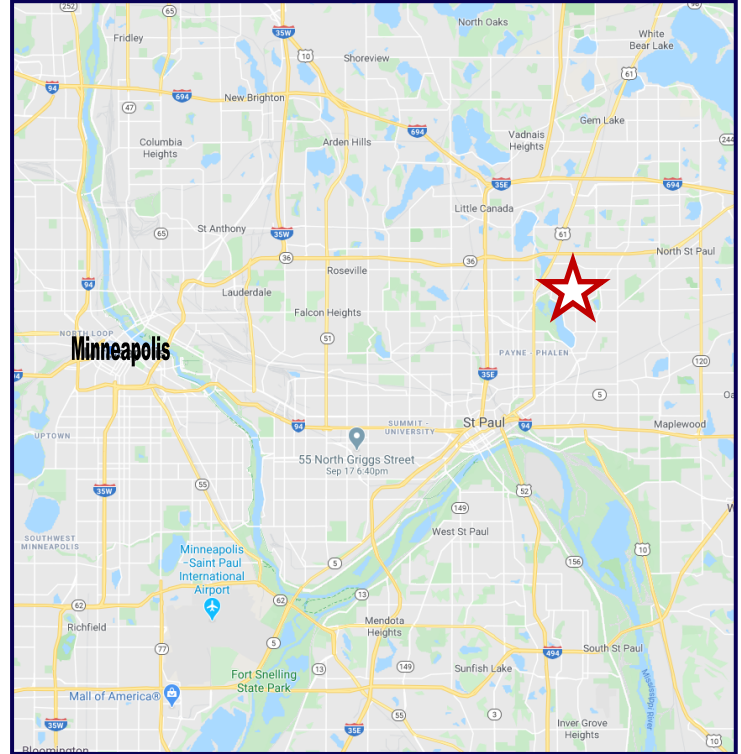
Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1265 Frost Ave E
<b>CITY, STATE</b>	Maplewood, MN
<b>SPACE AVAILABLE</b>	1,500—8,000 SF (Or Larger)
<b>LEASE RATE</b>	\$24.00—\$30.00 Net
<b>TAX &amp; CAM 2020</b>	\$6.50 PSF
<b>COUNTY</b>	Washington
<b>YEAR BUILT</b>	2020—2021
<b>PARKING</b>	45

**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	8,693	122,559	294,729
<b>DAYTIME POPULATION</b>	2,034	52,810	187,535
<b>MEDIAN HH INCOME</b>	\$67,769	\$52,651	\$55,063
<b>AVERAGE HH INCOME</b>	\$82,074	\$67,164	\$71,585
<b>MEDIAN AGE</b>	37.6	34.6	36.3



**TRAFFIC COUNTS**

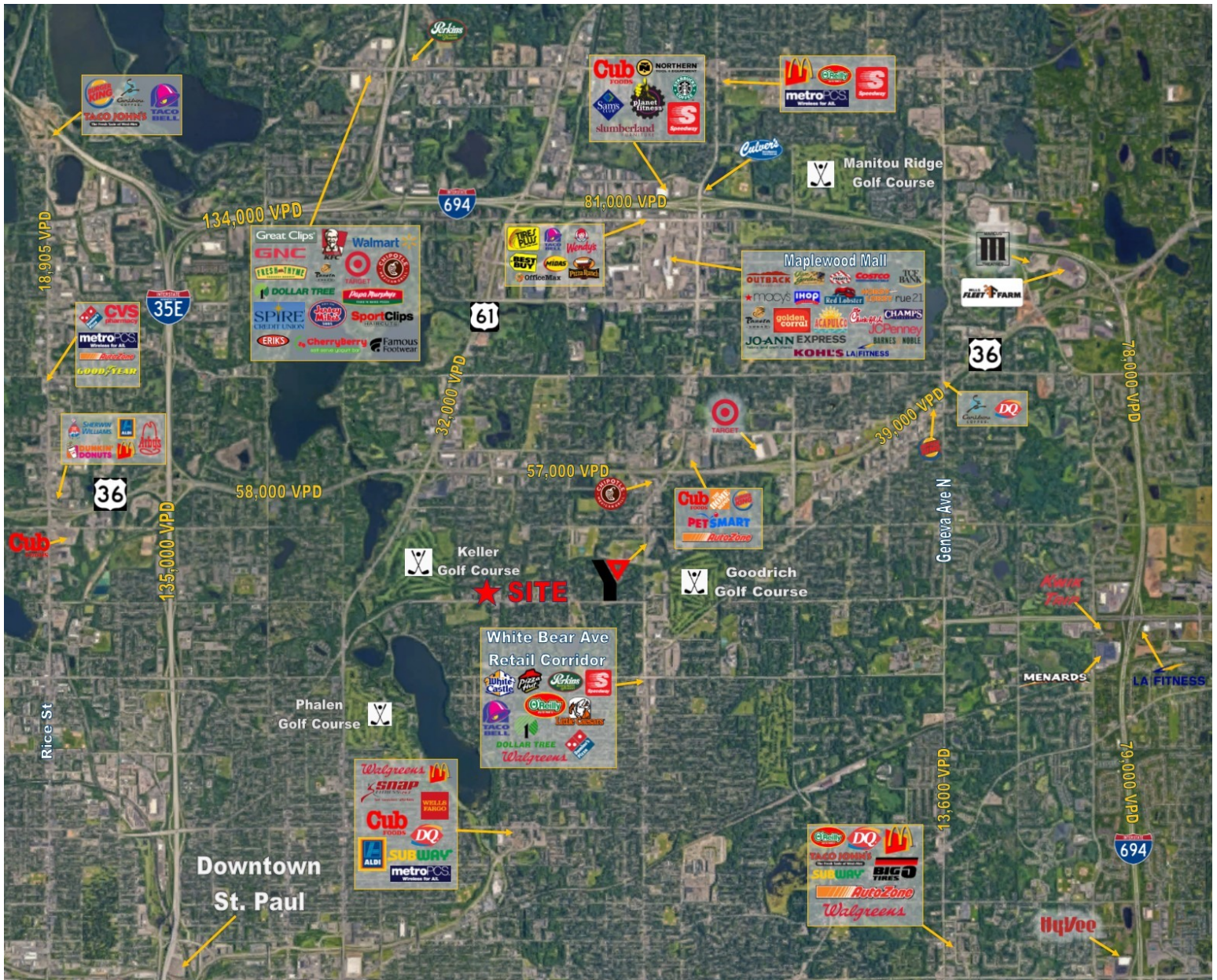
<b>FROST AVE</b>	4,950 VPD
<b>ENGLISH ST</b>	5,400 VPD

**HIGHLIGHTS**

- Near multiple neighborhoods.
- On new round-a-bout intersection.
- New city-improvement to sidewalks and infrastructure
- New construction
- Drive-thru planned
- City parks and walking paths
- Adjacent to new, large apartment complexes



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

