

RETAIL FOR LEASE

842 RICE STREET RETAIL & CREATIVE

842 Rice Street , Saint Paul, MN 55117



PROPERTY DESCRIPTION

Previously a category 2 vacant building that has been completely remodeled for apartments and retail/office. Quiet area of Rice Street, across from Xcel Energy office and next to newer parking lot and apartments. Landlord is open to business use. Lease is for first floor, and space is under construction. White box until use is determined. More parking is being added behind building. Conceptual drawings available.

PROPERTY HIGHLIGHTS

- Call or Text Adam Widder at 262.385.4409 for more details
- Prime visibility on Rice Street w/strong traffic counts
- Off-street parking on north side of building & in back
- Signage available
- Tall ceilings & open, bright spaces with large windows
- Modified Gross: Tenant pays Electric & Janitorial

OFFERING SUMMARY

Lease Rate:	\$15.00 / SF (MG)
Available SF:	2,409 SF
Approximate Building Size:	14,000 SF

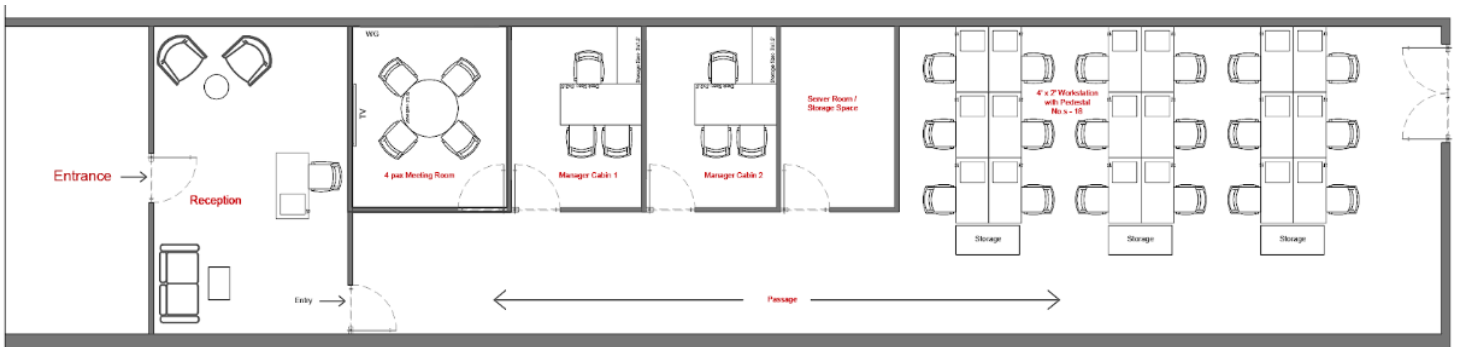
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,160	63,666	145,873
Total Population	18,567	159,476	359,740
Average HH Income	\$37,474	\$53,806	\$60,747

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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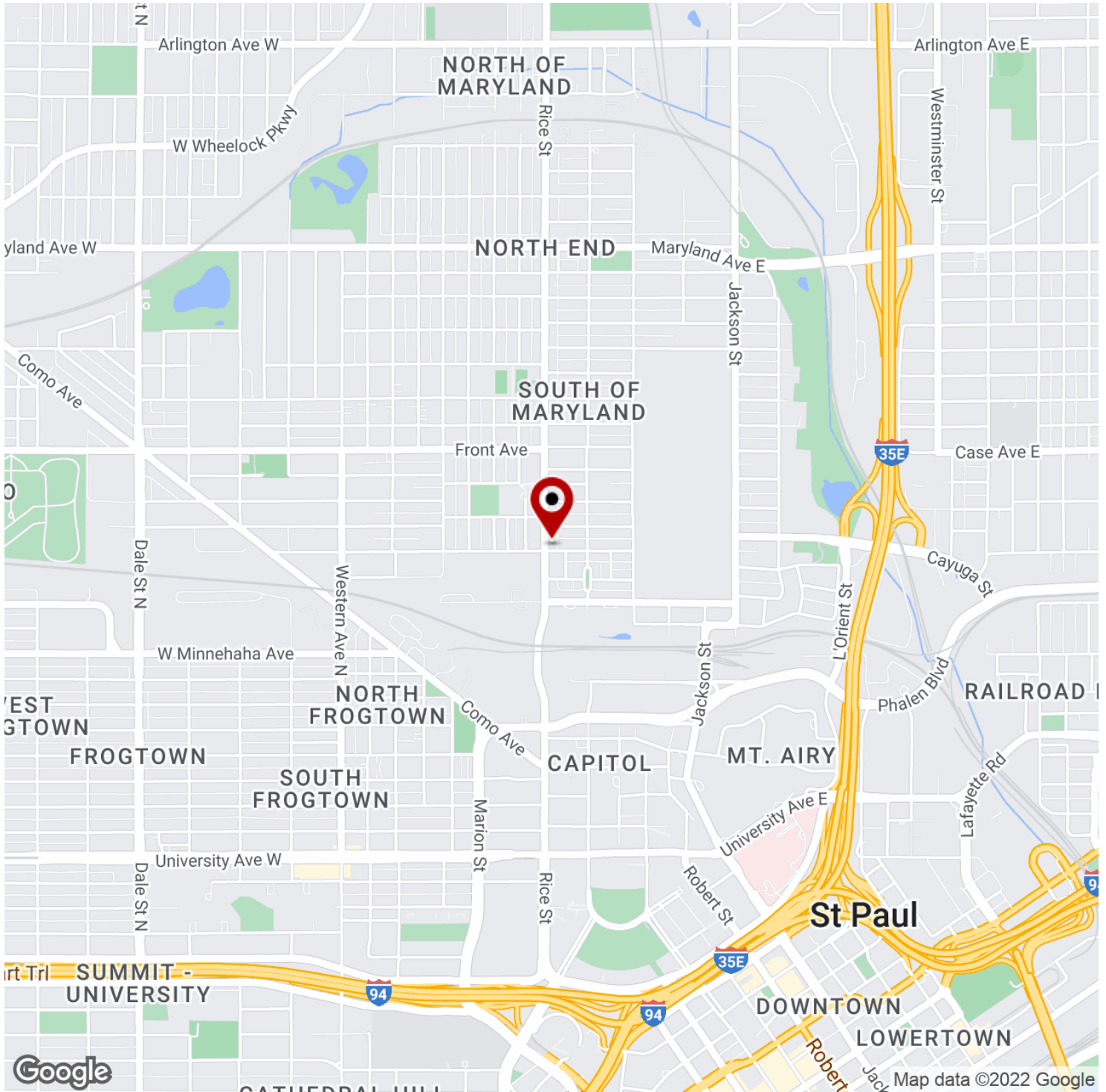
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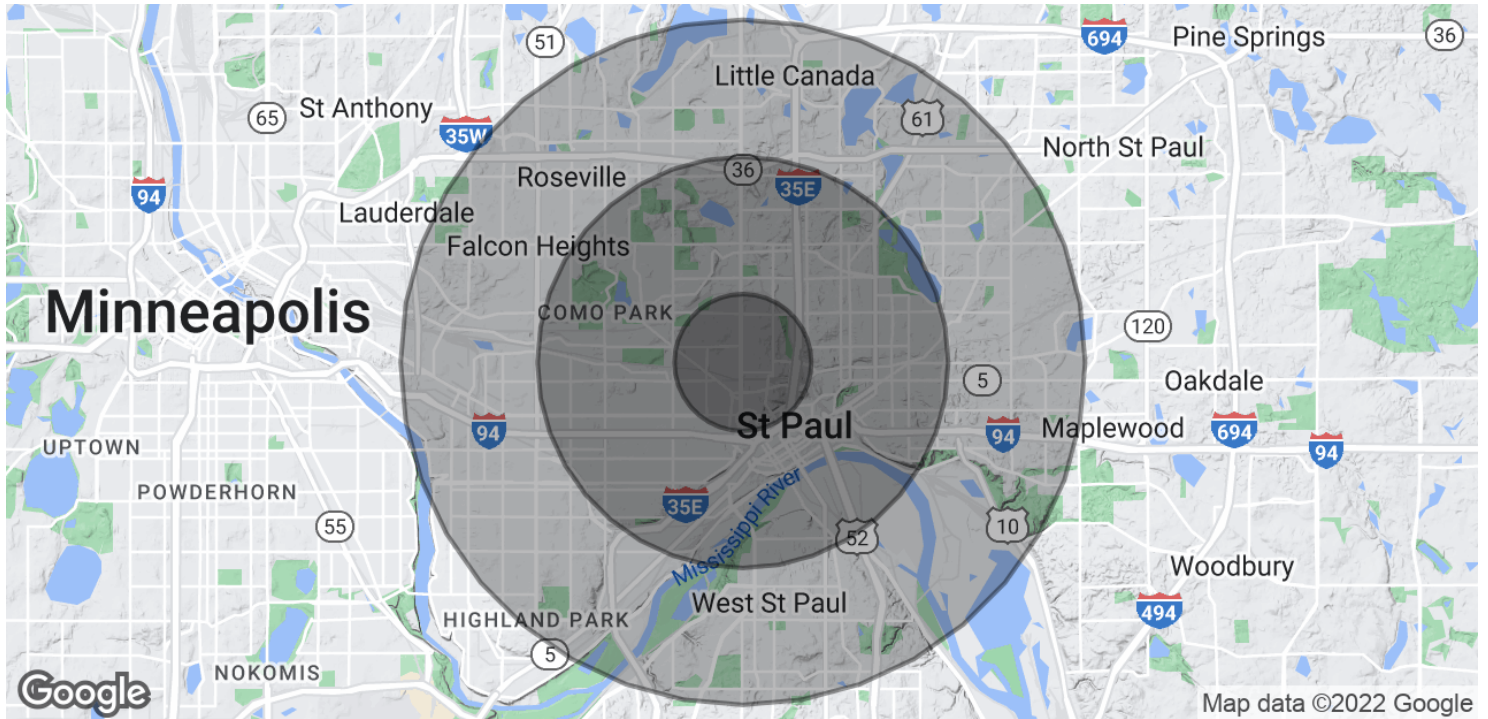
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,567	159,476	359,740
Average Age	25.9	31.2	33.6
Average Age (Male)	25.7	30.2	32.5
Average Age (Female)	27.8	32.6	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,160	63,666	145,873
# of Persons per HH	3.0	2.5	2.5
Average HH Income	\$37,474	\$53,806	\$60,747
Average House Value	\$172,928	\$246,606	\$255,368

* Demographic data derived from 2020 ACS - US Census

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