



8 East 4th Street, Saint Paul, MN 55101

First Floor Retail & Restaurant Space Available in Saint Paul

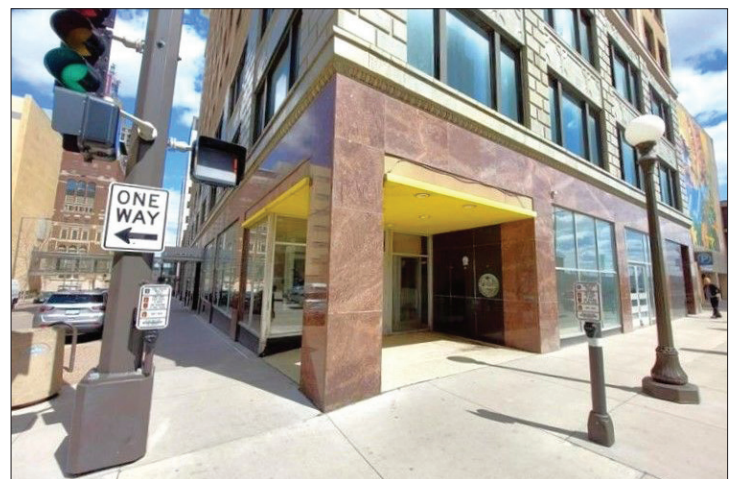
Available Spaces:

- Retail Space 1: 1,291 - 1,616 SF
- Retail Space 2: 3,157 SF (Former Subway)

Lease Rate: Negotiable

Features & Highlights

- Zoning: B4
- Historic building
- Ample parking; surrounded by public parking ramps and street parking; skyway access nearby
- Transit-oriented: One block from METRO Green Line light-rail stop and major bus lines
- Walk Score 95 – true pedestrian environment with consistent daytime population
- Strong daytime traffic
- High visibility & signage potential along East 4th Street and Wabasha corridors
- Situated amongst an established retail and business community



Demographics

Average Household Population: 1 mile - 10,352,
3 miles - 88,833 and 5 miles - 228,489

Average Household Income: 1 mile - \$50,860,
3 miles - \$52,567 and 5 miles - \$56,905

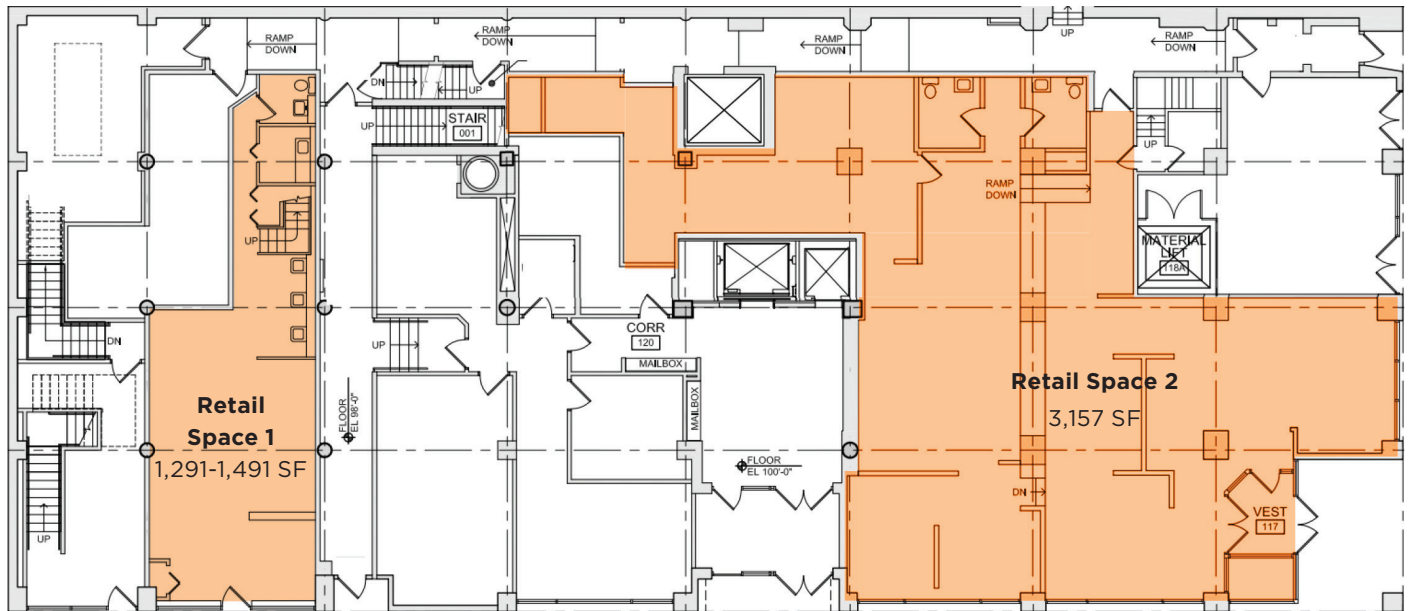
Traffic Counts (Source: 2017 MnCAR)

Wabasha St N 7,500 vpd, **W Kellogg Blvd** 21,500 vpd
E 4th St 4,300 vpd



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