

FOR LEASE

Milton Square: A Historic Landmark

2258 COMO AVENUE

Saint Paul, MN 55108

PRESENTED BY:

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SVN | NORTHCO

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE(S):	Variable
TENANT MIX:	Retail/Office (Residential on the Upper Floors)
AVAILABLE SF:	±395 SF to ±1,740 SF; 4 Total Suites
NUMBER OF BUILDINGS:	3
PARKING:	36 Stalls
YEAR BUILT:	1909-1912
GBA:	26,865 SF
PROPERTY WEBSITE:	northco.com

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PROPERTY DESCRIPTION

SVN | Northco is pleased to present for lease, as exclusive advisor to ownership, Milton Square, an iconic and historic ±26,865 SF mixed-use neighborhood center in charming St. Anthony Park, MN, just steps from the University of Minnesota-St. Paul campus, and in close proximity to both Downtown Minneapolis and Downtown Saint Paul. St. Anthony Park is an affluent and growing neighborhood in the Minneapolis-Saint Paul metropolitan area; household incomes within 1 mile average nearly \$110K. The center has a fantastic tenant mix across thirteen distinct commercial space, with nine apartments on the upper floors. The available suites would be suitable for a broad spectrum of businesses.

Built between 1909 and 1912, Milton Square has served as a hub for commerce, socializing, and creativity for more than a century. In addition to the activity that is generated from the commercial and residential tenants, Milton Square hosts regular happenings such as holiday markets, artisan fairs, and the beloved Yuletide Faire. In addition, spaces like the Tamarack Room within the square are frequently used for author readings, workshops, and small community events.

PROPERTY HIGHLIGHTS



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MILTON SQUARE | 2258 Como Avenue Saint Paul, MN 55108

PROPERTY HIGHLIGHTS

- Landmark mixed-used complex located at the intersection of "Main and Main", Como Avenue and Carter Avenue, in the heart of historic St. Anthony Park
- Available retail/office suites range from ±395 SF to ±1,740 SF (Including Contig Max)
- Great and varied local tenant mix including Nico's Tacos, All Seasons Cleaners, June Room (vintage), Tax Cat Accounting, and many more
- Strong local ownership and management
- Large surface lot available to all tenants with 36 stalls
- A beautiful courtyard and extensive gardens welcome every visitor to the complex
- The second and third floors of the complex are comprised of a total of nine (9) apartments
- Located directly across the street from the famed St. Anthony Park Public Library, a Carnegie library
- Strong demographics including nearly \$110K average HH income within 1 mile, and average home values at approximately \$410,000 in the neighborhood
- Nearby retailers include Frattallone's Hardware, the Finnish Bistro, Colossal Cafe, Tim and Tom's Speedy Mark, Sunrise Bank, and the Minnesota State Fairgrounds
- Just blocks from the University of Minnesota - St. Paul campus, and Luther Seminary

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ADDITIONAL PHOTOS



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RENT ROLL (COMMERCIAL TENANTS)

SUITE	TENANT NAME	SIZE SF
2232 Carter	Tamarack Room / AVAILABLE	1,740 SF
2228 Carter	Comics	1,800 SF
2230 Carter, Suite 5	Present Company	680 SF
2230 Carter, Suite 6	Almost Heaven Nail Studio/AVAILABLE	688 SF
2230 Carter, Suite 7	June Room Vintage	680 SF
2230 Carter, Suite 9	AVAILABLE	680 SF
2230 Carter, Suite 8	Fancy That/AVAILABLE	680 SF
2230 Carter, Suite 10	Tax Cat Consulting	680 SF
2234 Carter	All Seasons Garment Care & Tailoring	826 SF
2236 Carter	Marigold Bottle Shop/AVAILABLE	395 SF
2238 Carter	Acorn Books	1,685 SF
2260 Como	Nico's Taco Bar on Como	3,460 SF
2262 Como	Studio Hair	375 SF
2242 Carter	Springtime Studios	500 SF
2244 Carter	Piano Lessons	550 SF

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2230 CARTER, SUITE 9

SUITE HIGHLIGHTS

- Available now
- Ideal for retail or office use
- Lease Rate: Negotiable.
- Approximately 680 square feet
- Second floor suite
- The suite shares a "lobby" with the the new home of June Room Vintage, Fancy That MN (first floor), and Tax Cat Consulting (shares the second floor)
- Pristine suite with new paint, fixtures, and new flooring in several areas
- Private bathroom
- Located on the south end of the courtyard within the 2230 Carter Avenue building
- Most recent tenant: Morningstar Psychotherapy



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2230 CARTER, SUITE 9 - ADDITIONAL PHOTOS



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2236 CARTER AVE

SUITE HIGHLIGHTS

- Available now
- Ideal for retail, barber, or office
- Lease Rate: \$1,600 monthly gross.
- Approximately 395 square feet
- Frontage on Carter Ave
- Ample natural light, hardwood floors, custom cabinetry and ceiling
- Private bathroom
- Most recent tenant: Marigold Bottle Shop (Non-Alcoholic Beverages)



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2230 CARTER AVE. SUITE 6

SUITE HIGHLIGHTS

- Available now
- Second Generation Nail Salon
- Ideal for retail, office, services
- Lease Rate: \$1,200 monthly gross.
- Approximately 680 square feet
- Garden Level Suite
- Ample natural light, high end finishes
- Private bathroom
- Most recent tenant: Almost Heaven Nail Salon



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2230 CARTER, SUITE 8



SUITE HIGHLIGHTS

- Available with 1 month notice.
- Recently remodeled/refinished.
- Lease Rate: Negotiable.
- Approximately 680 square feet
- First floor suite
- Overlooks the courtyard garden
- The suite shares a "lobby" with the new home of June Room Vintage, Tax Cat Consulting and a vacant suite are on the second floor of the building.
- The suite has some elements of a commercial kitchen
- Located on the south end of the courtyard within the 2230 Carter Avenue building
- Most recent tenant: Fancy That MN

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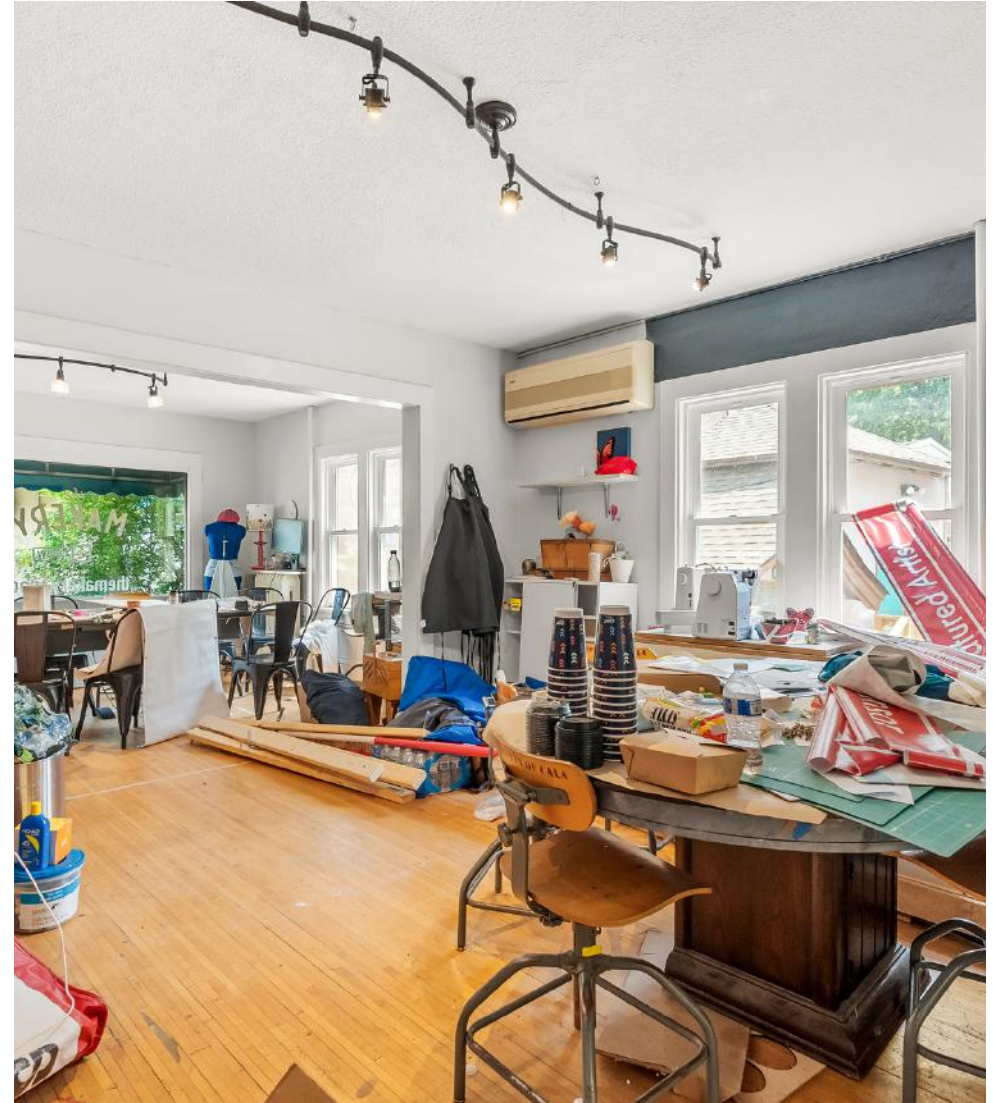
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2230 CARTER, SUITE 8 - ADDITIONAL PHOTOS



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SUBMARKET INFORMATION



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MILTON SQUARE | 2258 Como Avenue Saint Paul, MN 55108

LOCATION DESCRIPTION

Milton Square is located in the St. Anthony Park neighborhood of Saint Paul, Minnesota, at the intersection of Como Avenue and Carter Avenue. This charming commercial and residential complex sits in a walkable, village-like setting known for its historic architecture and community-focused atmosphere.

Key location highlights:

Near University of Minnesota – St. Paul Campus: Just a short walk or drive away, drawing academic and professional foot traffic.

Close to both downtown Saint Paul and Minneapolis: Centrally located for easy access to both city centers.

Surrounded by residential neighborhoods: Primarily composed of early 20th-century homes, creating a built-in local clientele.

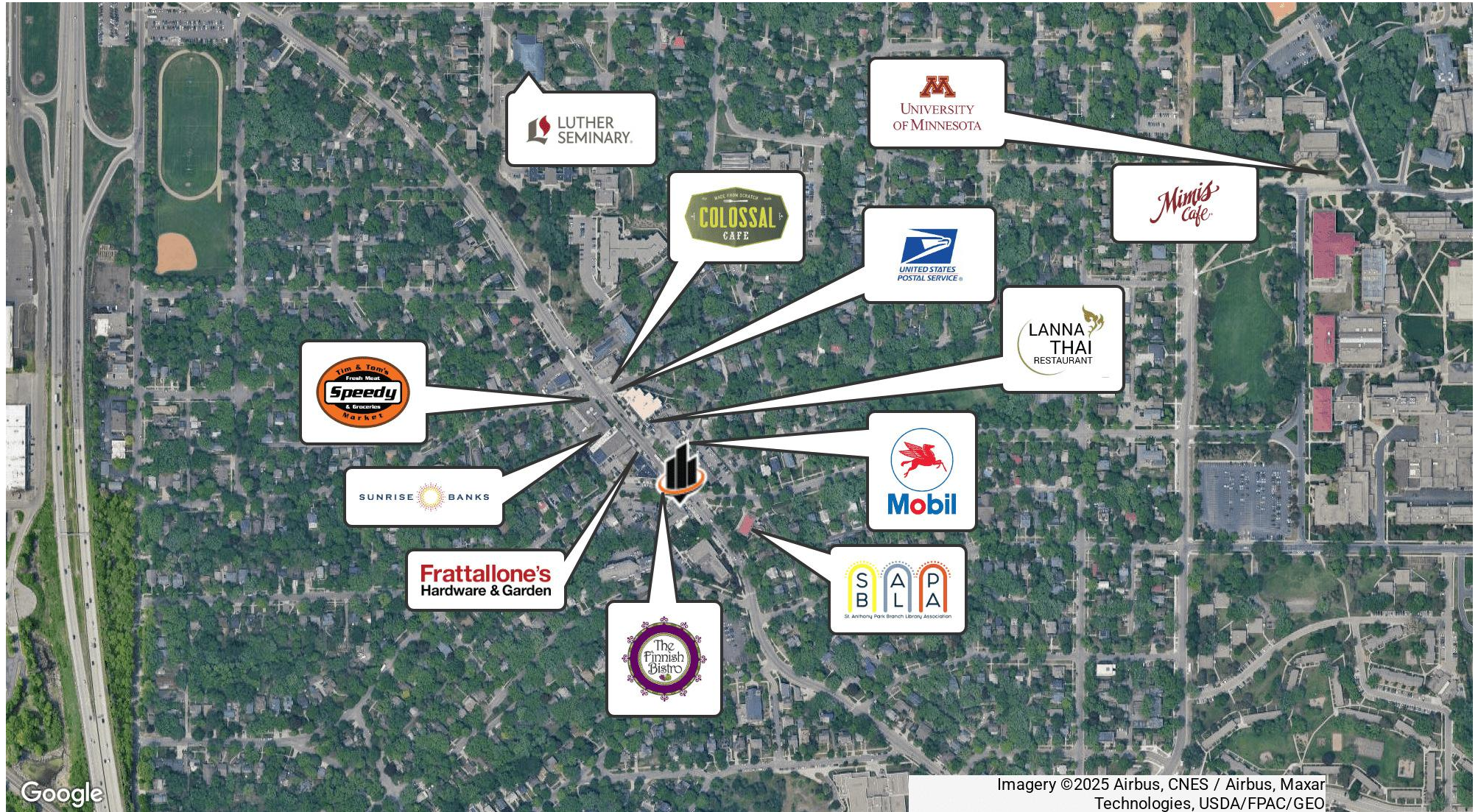
On a quaint commercial strip: Milton Square anchors a collection of small shops, cafes, restaurants, and services that give the area its village feel.

This location is prized for its blend of urban accessibility and neighborhood charm, making it a unique and vibrant destination in the Twin Cities.

LOCATION DETAILS

MARKET	Saint Paul
SUB MARKET	Saint Anthony Park
COUNTY	Ramsey
CROSS STREETS	Como Avenue and Carter Avenue

RETAILER MAP



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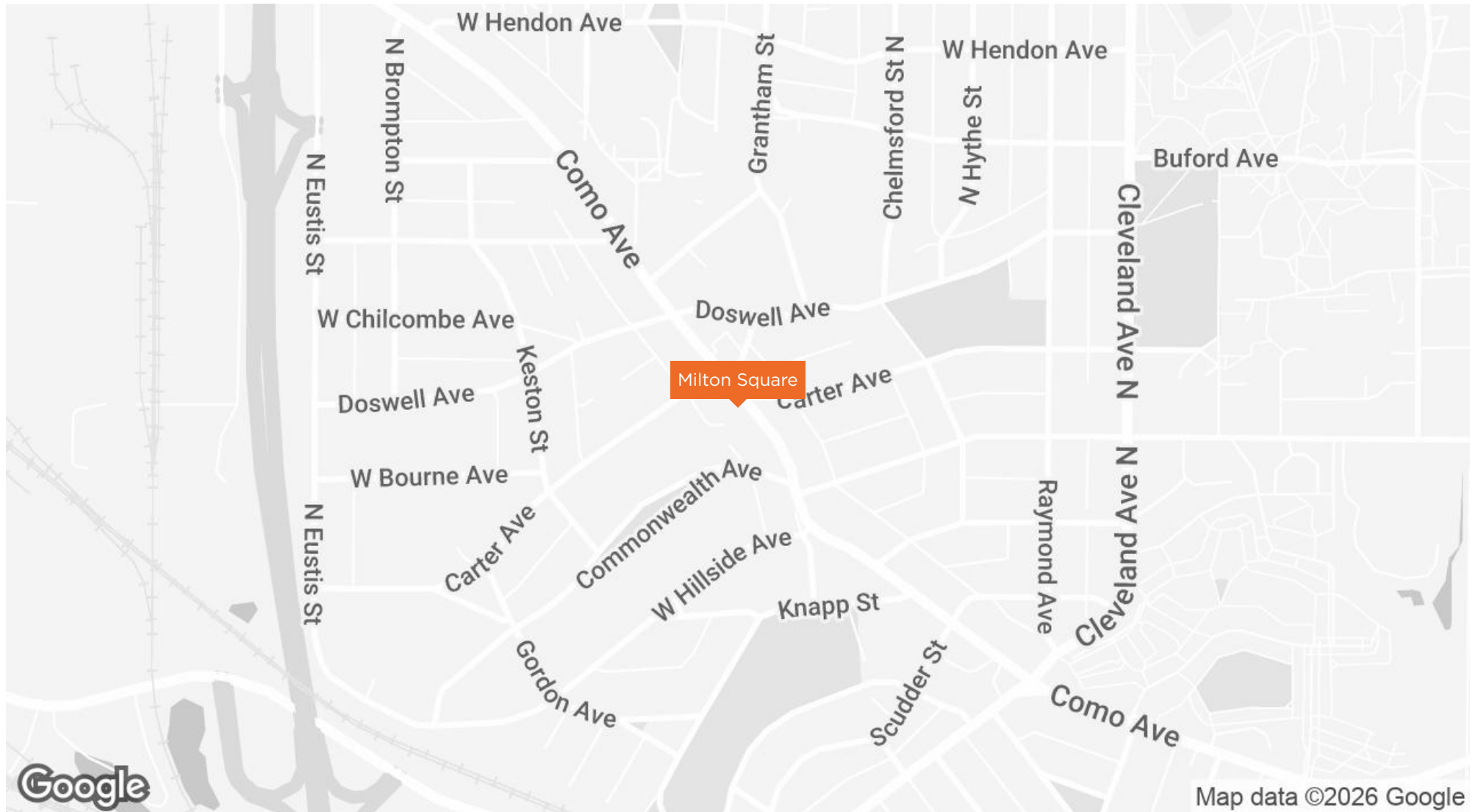
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LOCATION MAP



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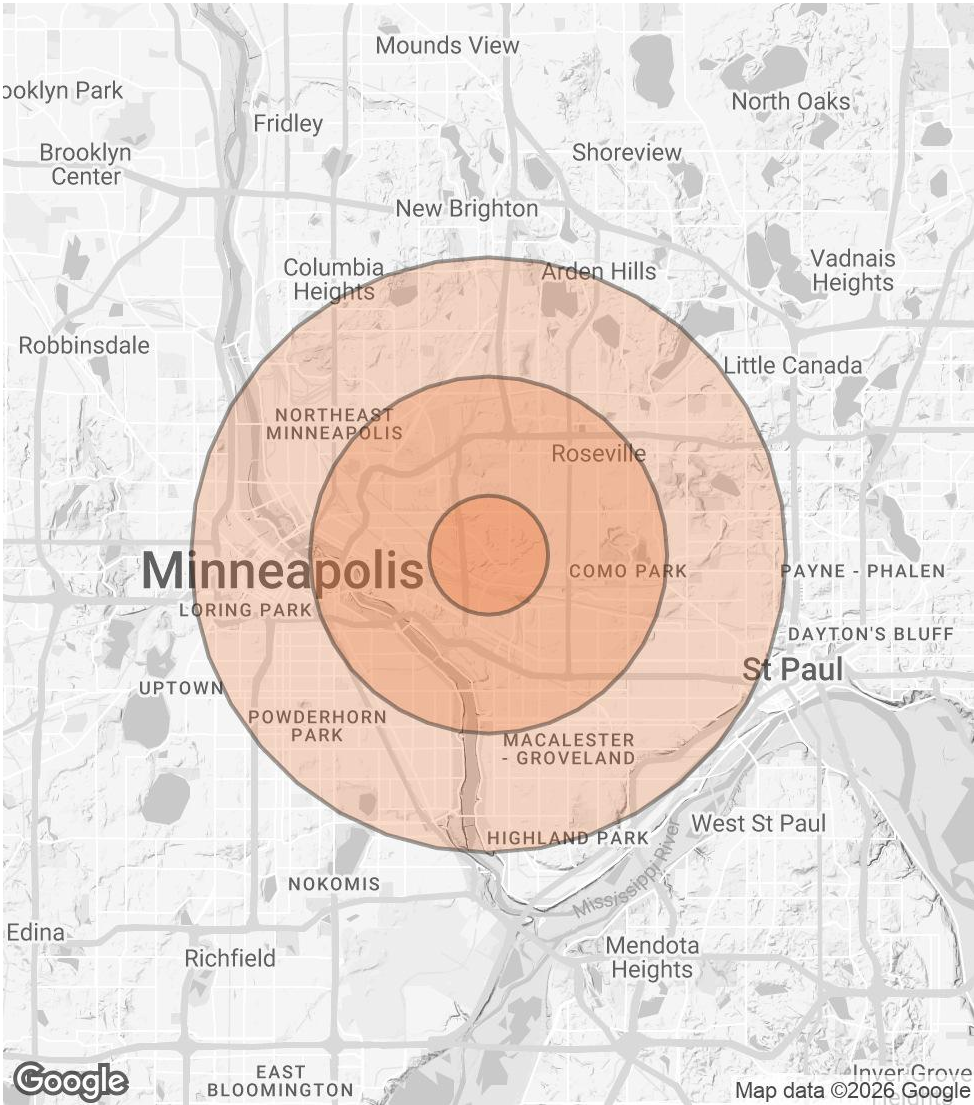
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,442	146,222	471,591
AVERAGE AGE	37	35	37
AVERAGE AGE (MALE)	37	35	37
AVERAGE AGE (FEMALE)	38	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,221	60,668	201,273
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$108,574	\$92,525	\$97,521
AVERAGE HOUSE VALUE	\$448,916	\$421,359	\$389,669

Demographics data derived from AlphaMap



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