



OBSIDIAN — GROUP —



The Morrow

RETAIL SPACE FOR LEASE

1845 University Ave West | Saint Paul, MN



BUILT-TO-SUIT



CONTACT US

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The Morrow Retail Suite

1845 University Ave West | Saint Paul, MN



Property Features

The Morrow Retail Suite is strategically located off University Avenue in Saint Paul with high traffic visibility, close to St. Thomas University, several national retail establishments, and walking distance to the light rail. This unique retail opportunity presents ample exposure to this growing community conveniently located within 2 miles of highway 94 and 280.

Building Size

200,000 SF

Year Built

2022

Available Sizes

2,452 SF

Zoning

C3A (Community Activity Center District)

Lease Rate

Varies

Permitted Uses

All retail and service uses, fast food restaurant, coffee shop, bakery, and several other uses.

Lease Type

NNN

General Highlights

- Availability: Space is ready for immediate occupancy
- Sprinkler System: Yes
- HVAC: Fully heated and air conditioned
- Floors: Main level
- Parking: Paid parking potentially available
- Traffic Counts: 14,166 VPD (on University Ave)
- Proximity to Highways: Within 2 minutes of Highway 280 and 94.

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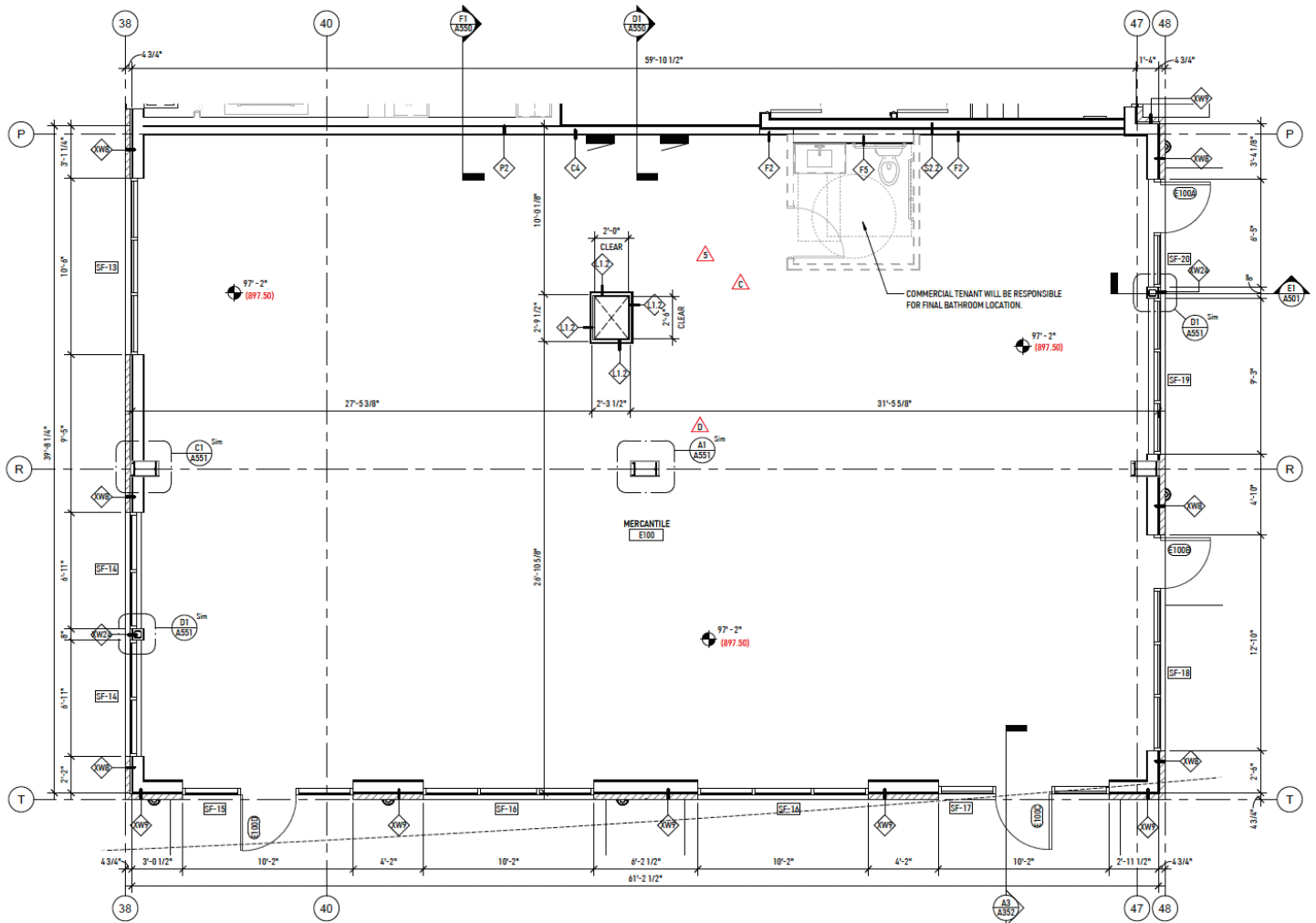


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Floor Plan



Available Suite For Lease

200,000 SF

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Demographics

Population	1 Mile	3 Miles
Population	21,700	177,644
Median Age	33.60	34.70
Daytime Employees	16,603	103,278
Population Growth '22-'27	up 1.56%	up 1.76%

Households	1 Mile	3 Miles
Households	8,380	70,923
Median HH Income	\$69,624	\$73,044
Household Growth '22-'27	up 1.86%	up 1.57%

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