

SALON SPACE AVAILABLE FOR RENT IN ST. PAUL

**712 University Avenue W, St.
Paul, Minnesota, 55104**

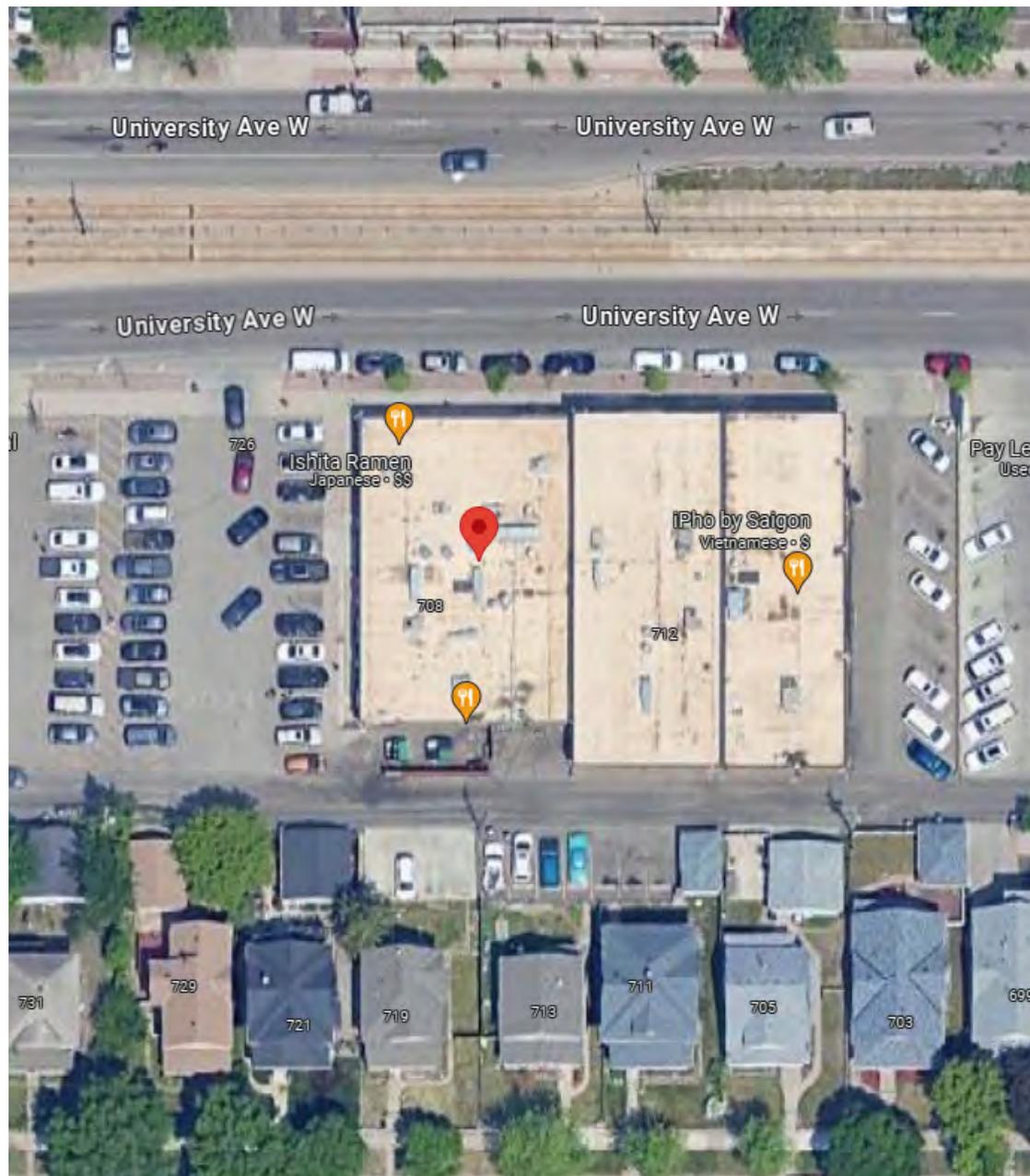


Prime Opportunity for Salon Entrepreneurs! Unlock the potential of your beauty vision with our premium salon space available for lease! Nestled in a bustling locale, this chic and spacious salon space offers the perfect canvas for your creativity to flourish. Features: Expansive floor plan with versatile layout options. Ample parking for clients' convenience Whether you're a seasoned salon owner or an aspiring entrepreneur, seize this chance to establish your brand and captivate clientele in a vibrant, high-traffic area. Don't miss out on this exceptional opportunity to make your mark in the beauty industry. Inquire now to secure your lease and embark on a journey of success!

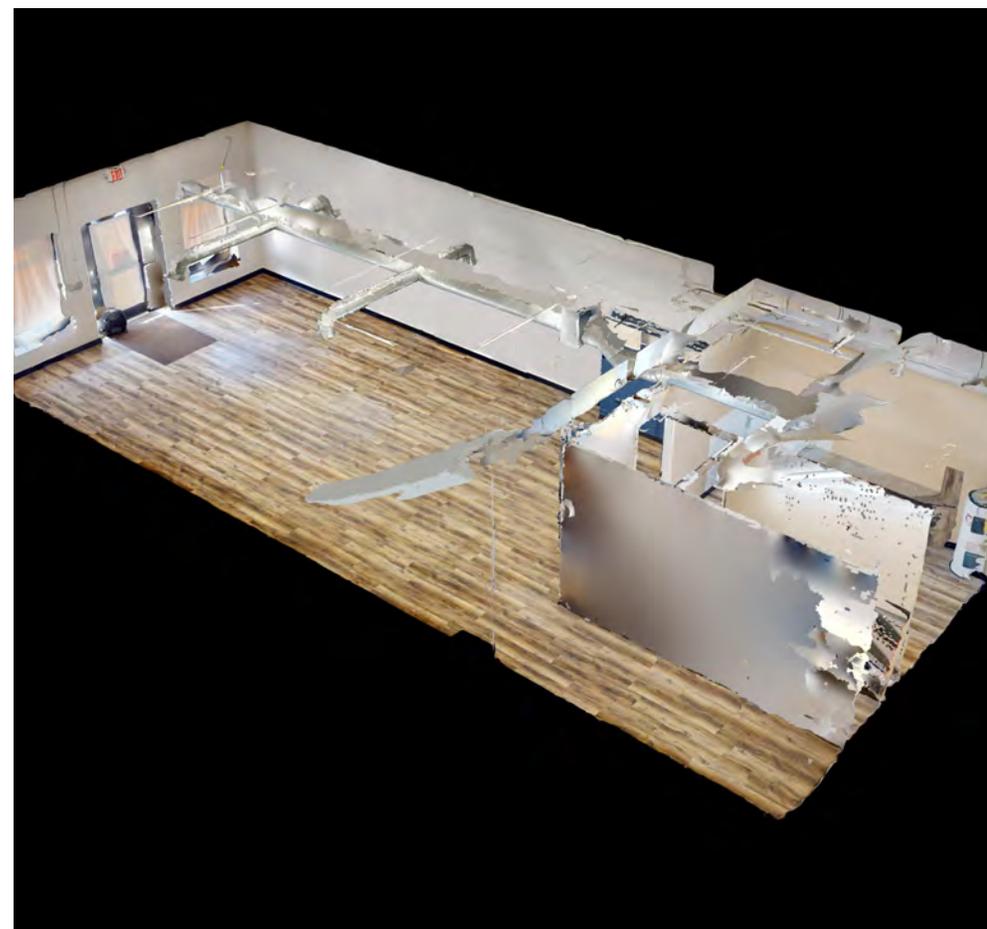
3 Blocks from the University Lightrail Space

Potential for 6 Chairs

Professionally Managed



County	Hennepin
Asking Rent	Negotiable
Lease Type	NNN
CAM/TAX	\$10.20
Year Built	1969
Available SF	995 SF
Availaility Date	Immediately
Tenancy Type	Retail
Total Floors	2
Sprinklers	Yes
Parking Ratio	3.91/1,000
Parking Spaces	52
Land Area	0.22 Acres



Area Tenants

iPho Saigon	Ishita Ramen
Shuang Hur Supermarkets	China One
Manila Kitchen	King Cajun





2024 DEMOGRAPHIC SUMMARY

1.27M
Total Population

36.9
Median Age

704,717
Employed Population

230,022
Households

\$85,438
MEDIAN HOUSEHOLD
INCOME

\$309,200
MEDIAN PROPERTY
VALUE

2.75%
Employment
YEAR-OVER-YEAR
GROWTH

EMPLOYMENT

 75%

White Collar

 13%

Blue Collar

 15%

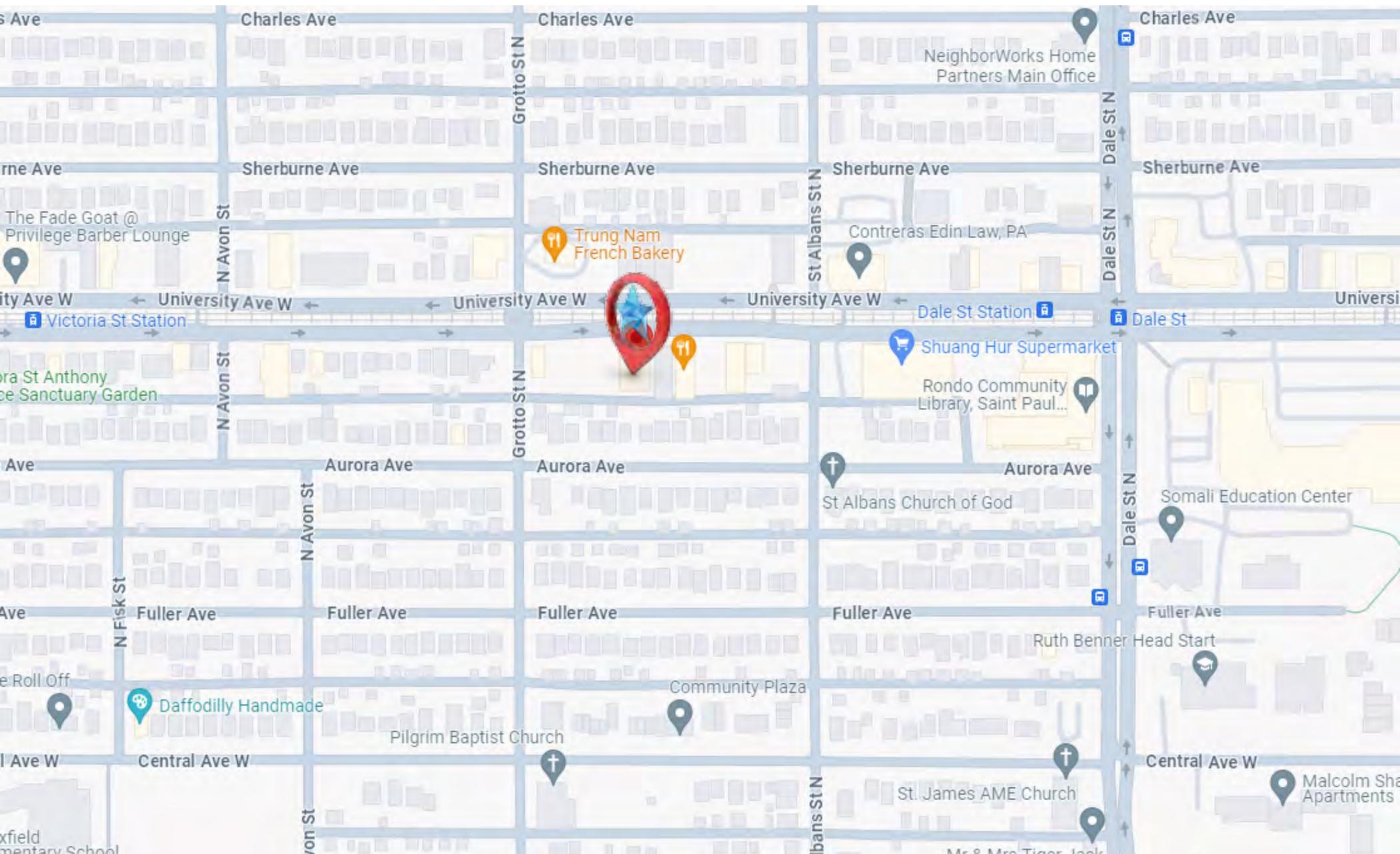
Services



MARKET OVERVIEW

Hennepin County has a population of nearly 1.2 million.

Cities in Hennepin County include Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.



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Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



SEAN HAUNG, CCIM | Director



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