

FOR LEASE OR FOR SALE - ST. PAUL



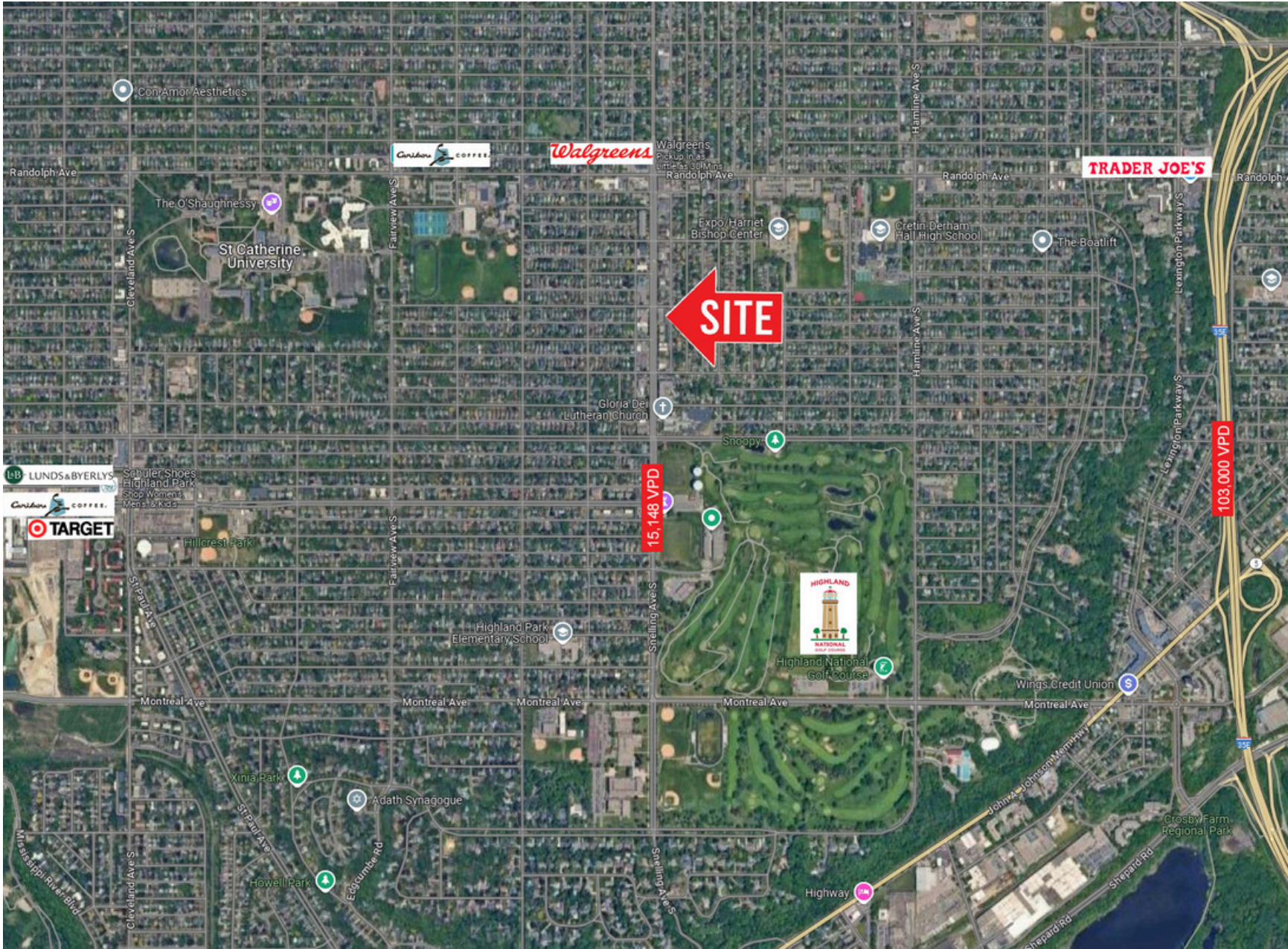
604 SNELLING

604 SNELLING AVENUE SOUTH ST. PAUL, MN

Bloom Commercial Real Estate
10050 Crosstown Circle - Suite 600
Eden Prairie, MN 55344
www.bloomcommercial.com



AERIAL VIEW



PROPERTY HIGHLIGHTS

- Busy road in sought after trade area
- Great trade area with low vacancy rate
- Five colleges and universities nearby
- Pylon Sign

SITE INFORMATION

- End cap 1,402 SF
- State HYW 51 Snelling - 15,148 VPD
- I-35 103,000 VPD

DEMOGRAPHICS

Radius	1 Miles	3 Miles	5 Miles
EMPLOYEES	4,894	65,188	286,292
POPULATION	19,473	65,188	286,292
MEDIAN INCOME	\$112,891	\$85,196	\$78,332

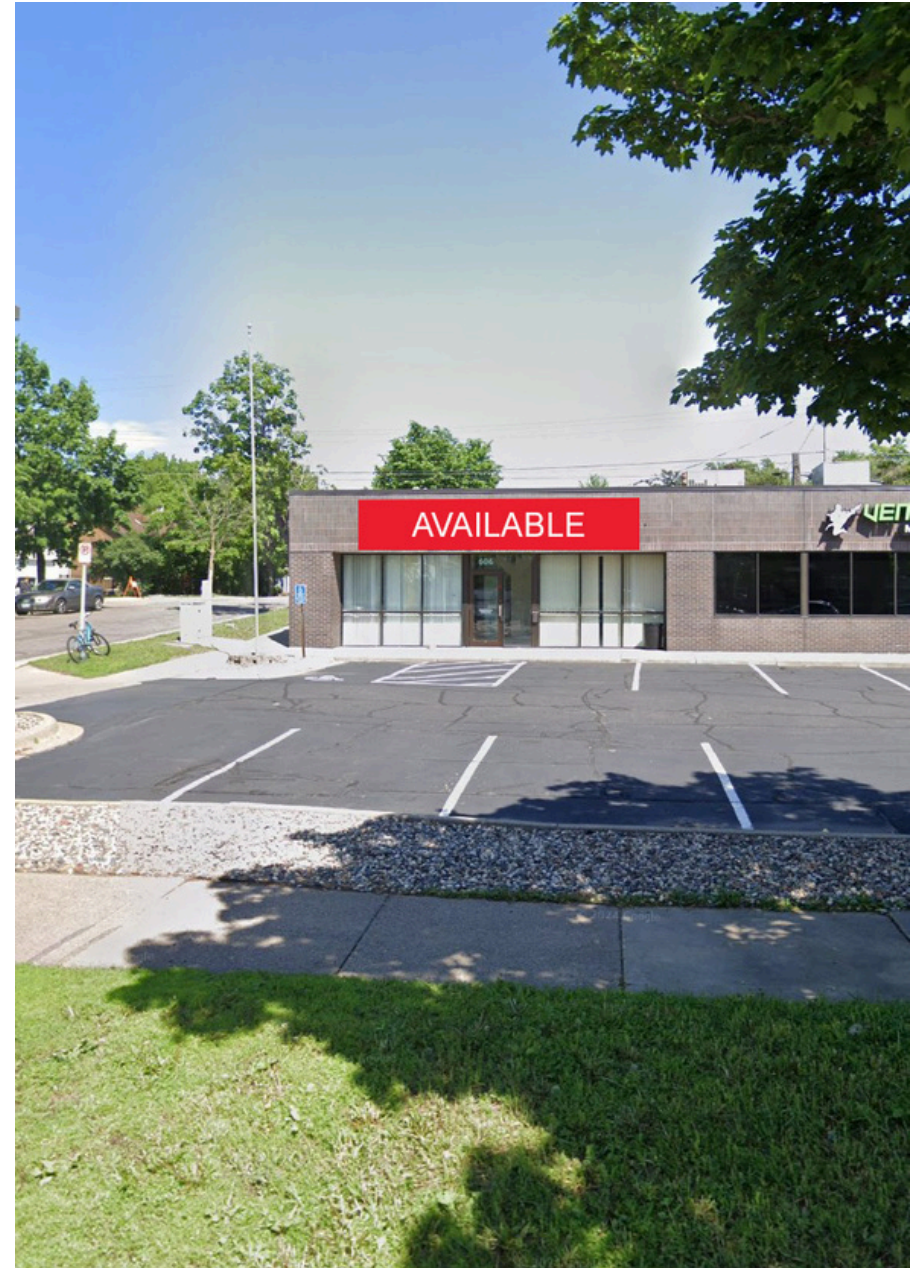
FOR MORE INFORMATION:

Josh Bloom

651.207.3157 (text or call)
josh@bloomcommercial.com

Mike Belzer

651.226.1838 (text or call)
mike@bloomcommercial.com



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