



# 1409 ARCADE STREET

1409 Arcade Street, Saint Paul, MN 55106



## PROPERTY DESCRIPTION

Unlock the potential of your next culinary venture with this exceptional turn-key restaurant opportunity at 1409 Arcade Street. Situated along the bustling Arcade Street corridor in Saint Paul, this second-generation restaurant space offers an ideal foundation for restaurateurs, entrepreneurs, and investors seeking a ready-to-operate location.

With 2,267 square feet of thoughtfully designed space, efficient kitchen operations, the property is perfectly suited for a variety of concepts—from fast-casual dining and takeout to a dynamic ghost kitchen or food truck commissary.

The building comes fully equipped with major infrastructure upgrades, including a brand-new walk-in cooler and a commercial-grade kitchen hood system, significantly reducing startup costs and expediting your path to opening day. The functional layout allows for seamless workflow and flexibility to tailor the space to your unique brand vision. Guests and staff alike will appreciate the ample off-street parking, ensuring convenience and accessibility in a high-visibility location.

## OFFERING SUMMARY

Sale Price:	\$ 499,900
Building SF:	2,267 SF
Lot Size:	0.238 Acre
2026 Real Estate Taxes:	\$ 10,848
Traffic Counts (Arcade Street):	17,500+ VPD
Parking:	Uncovered & Carport (Covered) parking onsite
Zoning:	T2 (See details below)
Co-Listing Broker (Tom Hudock):	612.267.6516 Tom@youwillbemoved.com
NOI:	\$0.00
Cap Rate:	0.0%

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,712	54,613	130,084
Total Populatiron	20.083	150.521	331.499

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### CHAD HEER

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**KW COMMERCIAL**  
 2660 Arthur Street  
 Roseville, MN 55113



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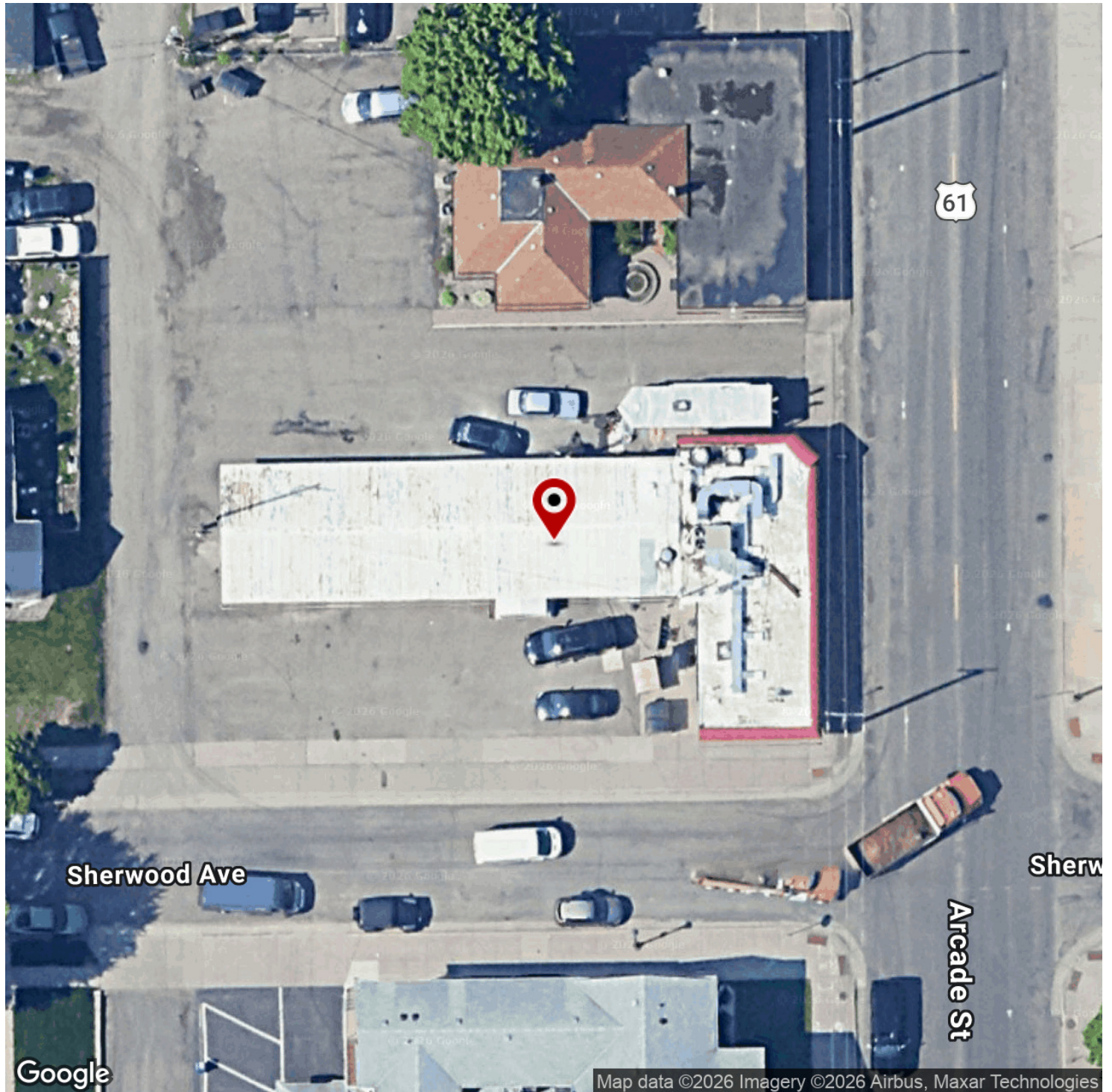
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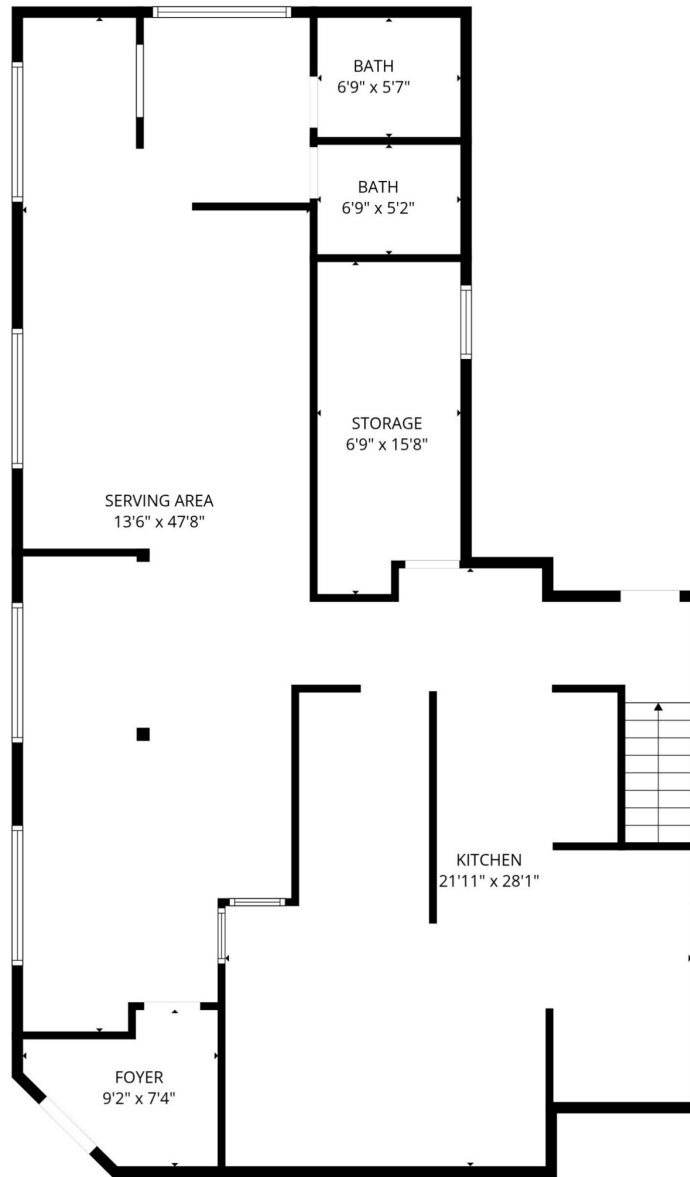
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# FLOOR PLAN - 1ST FLOOR

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1st floor

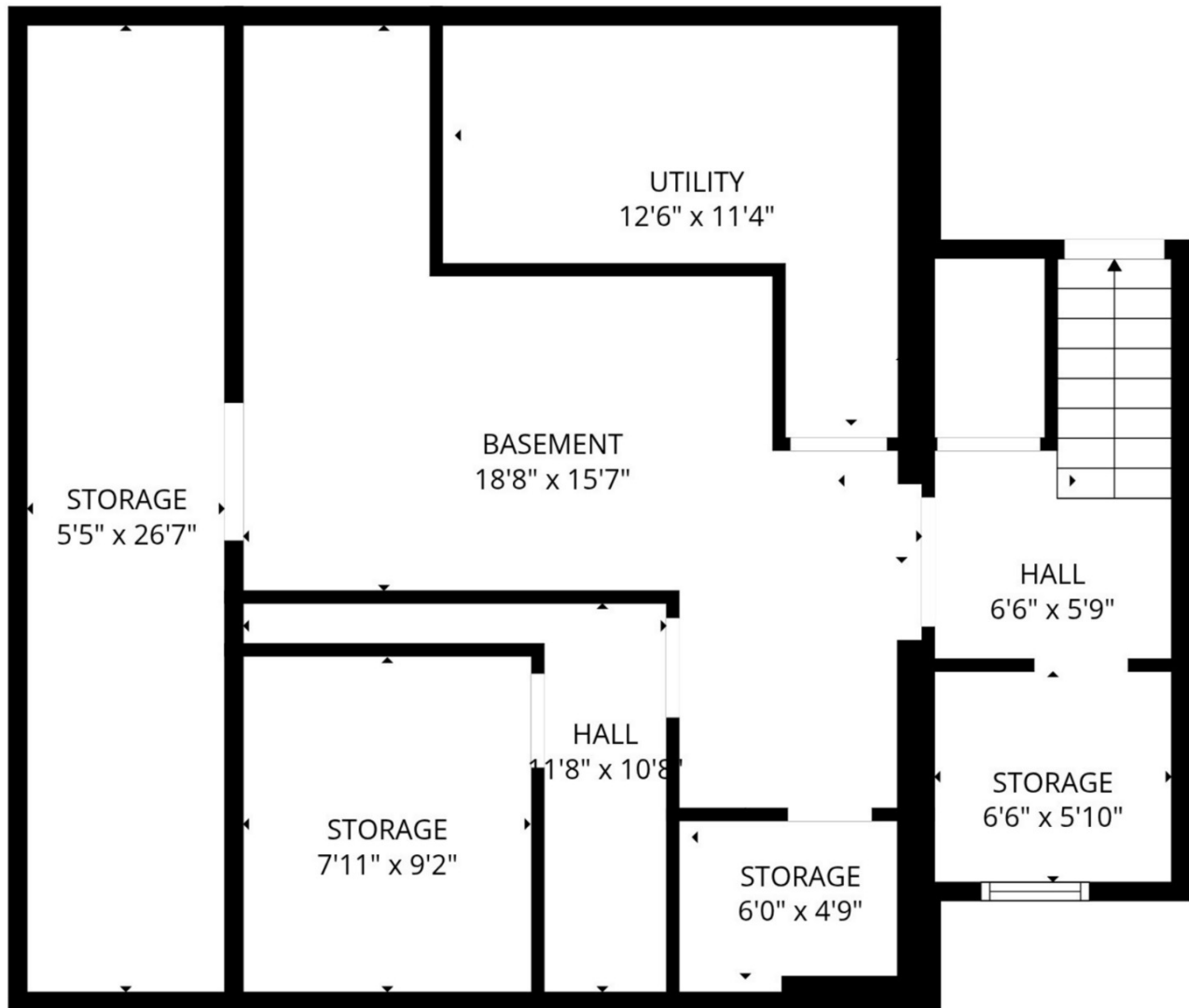
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# FLOOR PLAN - BASEMENT

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Basement

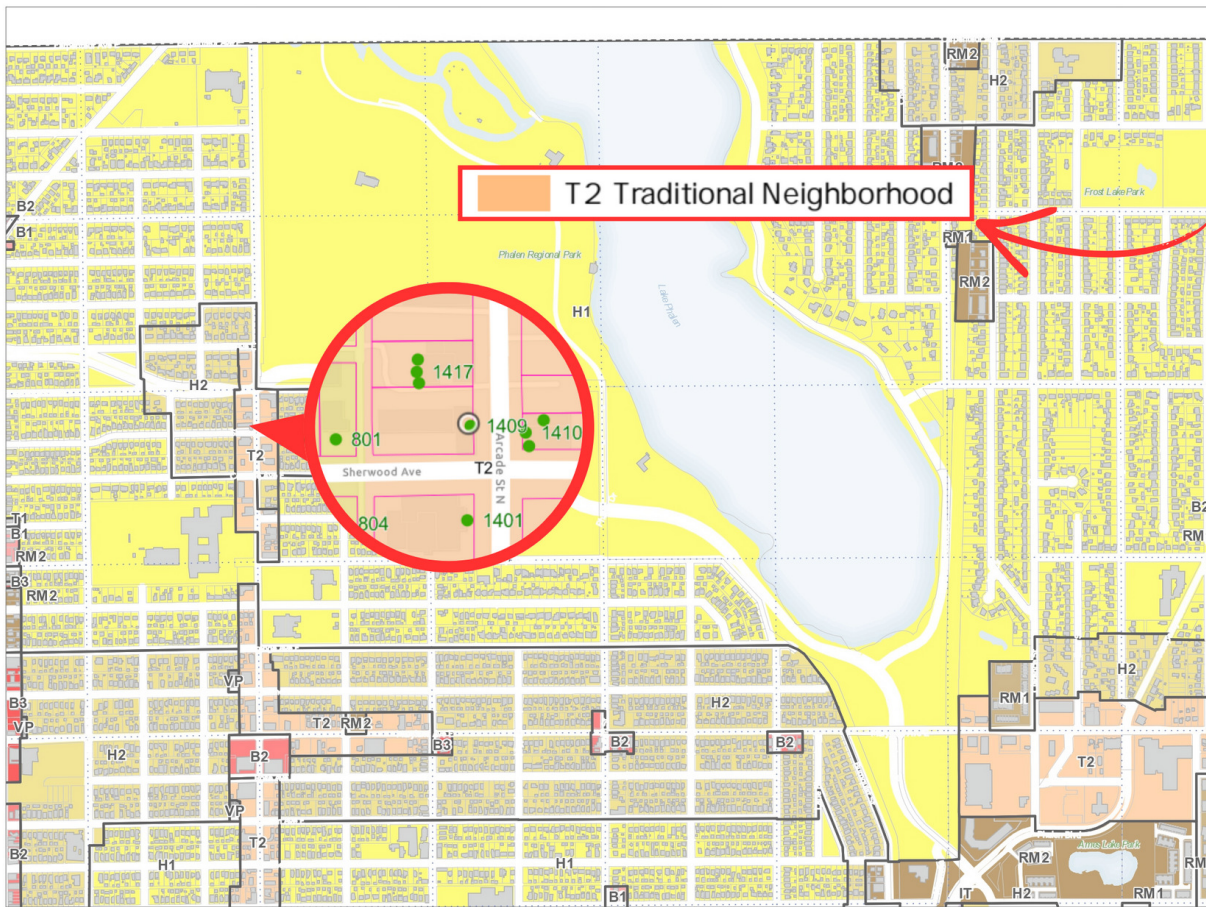
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# ZONING

## 1409 ARCADE ST, SAINT PAUL, MN 55106



### Principal Zoning Panel 5A



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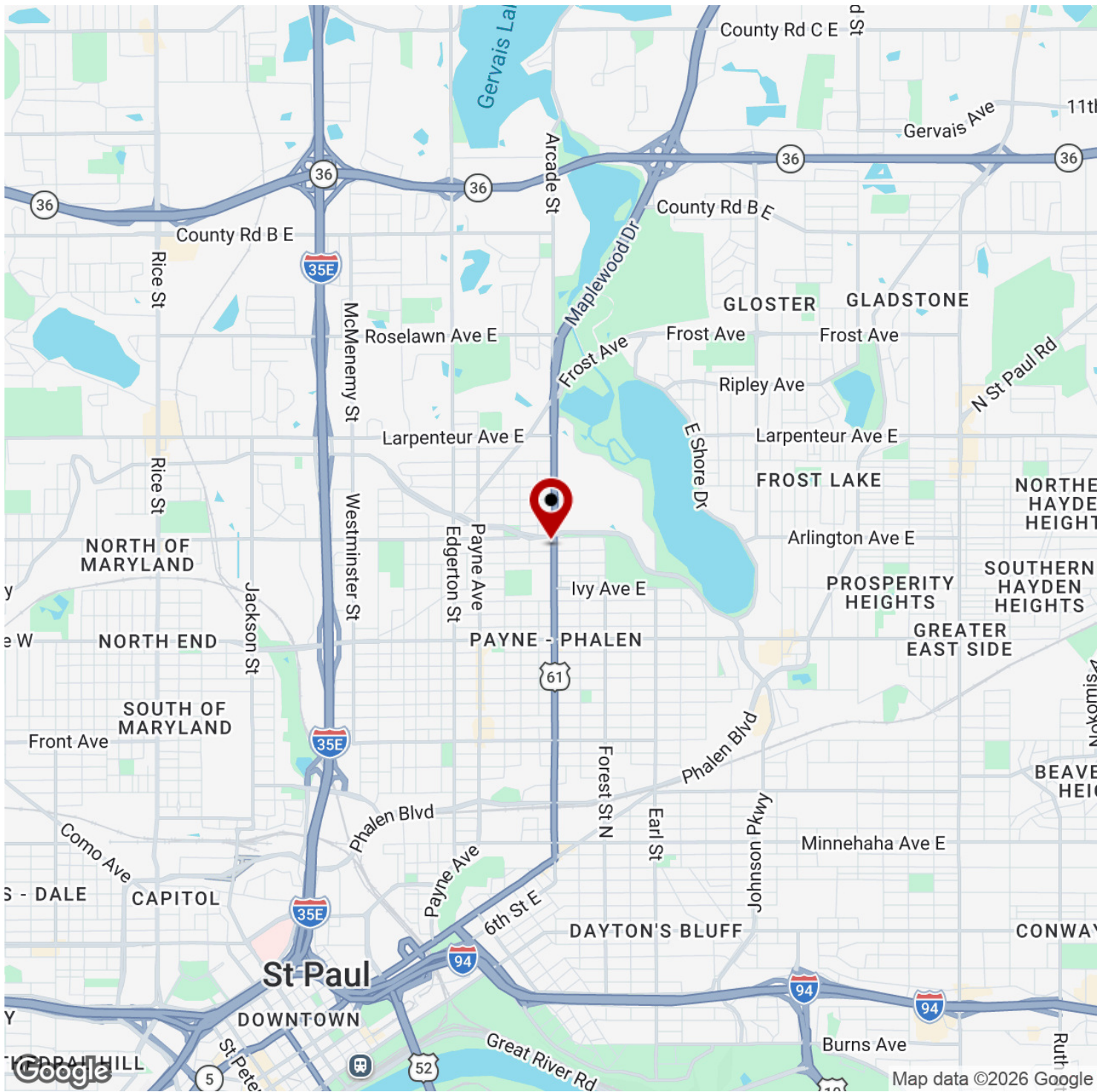
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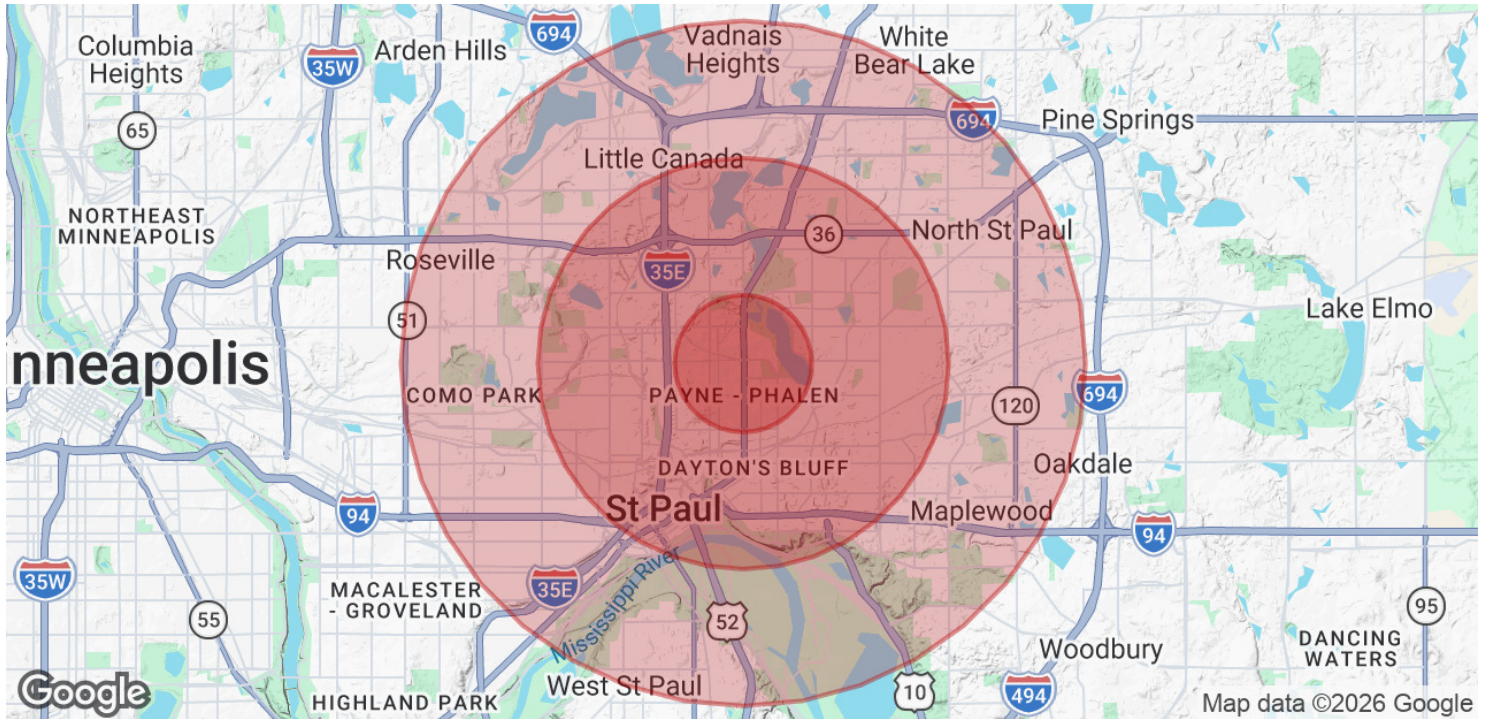
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,083	150,521	331,499
Average Age	34.0	33.3	35.6
Average Age (Male)	33.5	32.5	34.6
Average Age (Female)	33.3	34.2	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,712	54,613	130,084
# of Persons per HH	3.0	2.8	2.5
Average HH Income	\$90,884	\$87,482	\$97,762
Average House Value	\$245,627	\$266,398	\$296,861

2023 American Community Survey (ACS)

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