



**FOR SALE**

**1137 GRAND AVENUE – ST. PAUL**

**BUILDING ONLY. Do Not Approach Operating Tenant “Confidential”**

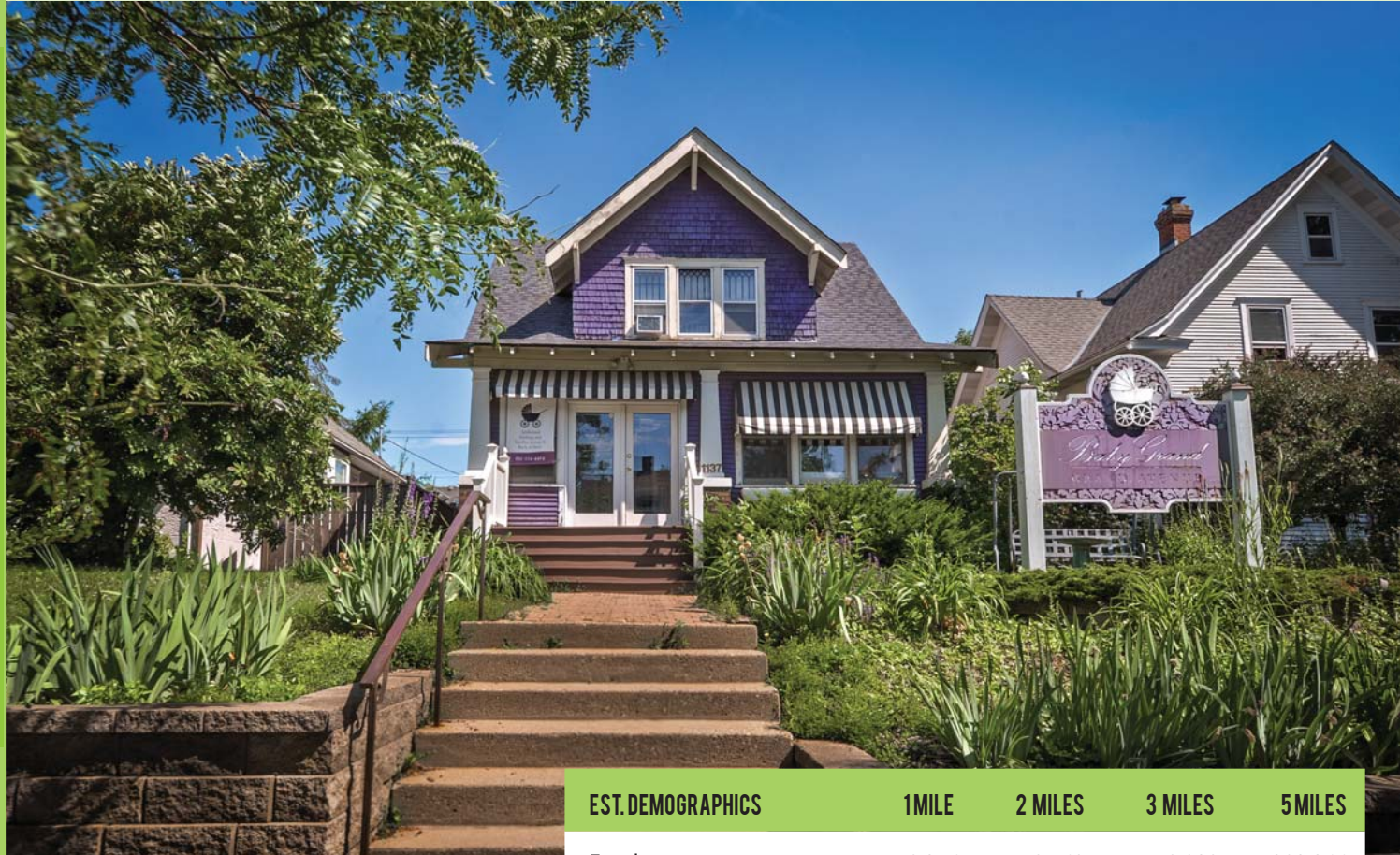
**\*\* See Josh for Developmental Assemblage Opportunity \*\***

**ZONING / PARCEL:**

Business Commercial / 0.14 Acres

**FEATURES:**

Very diverse and beautiful shopping area and destination, Grand Avenue is the “Newbury Street” of St. Paul. Grand is unique being surrounded by 5 Colleges and Universities, this urban, distinct, specialty area has home décor, gifts and apparel all along the famous tree lined 26 block shopping district. It is also host to one of the biggest festivals in the Midwest, Grand Old Day. Also situated one block north is a five mile Blvd, Summit Avenue that connects down to the Mississippi River Blvd. Summit is the largest stretch of Victorian architecture in the United States.



**FOR MORE INFORMATION PLEASE CONTACT:**

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EST. DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	5 MILES
Employee	10,256	50,569	149,980	303,866
Population	23,924	93,324	73,170	376,269
Median Household Income	\$64,293	\$55,120	\$54,733	\$52,771
TRAFFIC COUNTS				
Lexington Avenue	22,100 VPD & 15,800 VPD			
Grand Avenue	15,200 VPD & 12,800 VPD			

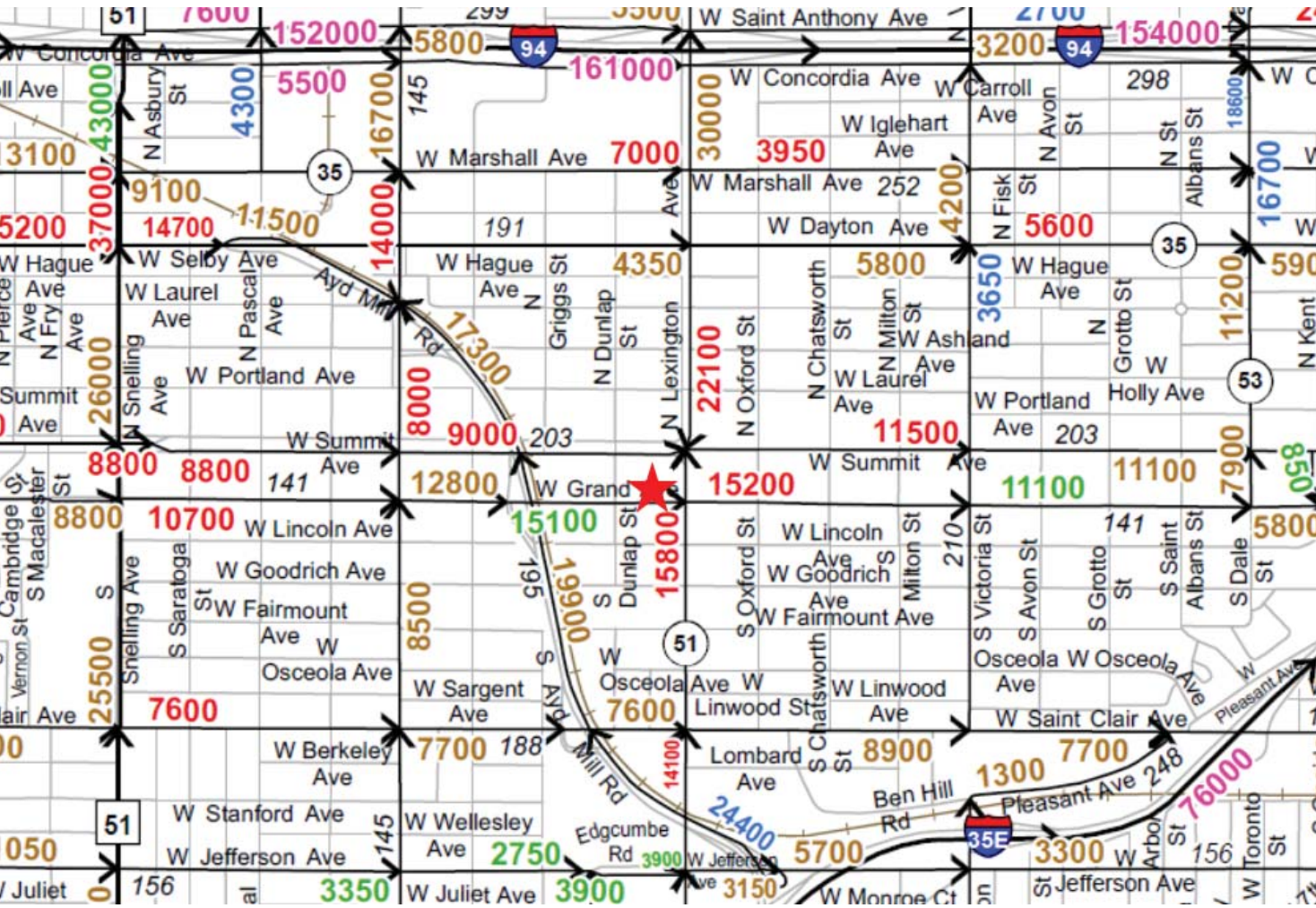


# 1137 GRAND AVENUE-ST. PAUL

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**AREA TENANTS:**

Cafe Latte, Bread and Chocolate, Cooks of Crocus Hill, Colossal Café, Lululemon, Anthropology, Evereve, D'Amico & Sons, French Meadow Café, Emmett's Public House, Starbucks Coffee, Caribou Coffee, CVS, Chipotle, Punch Pizza, Green Mill, Kowalski's Grocery, Red Ballon Bookshop, Patagonia, Bread Smith, Walgreen's, North Face, Fjallraven Clothing, Wedding Shoppe, Bibelot, Charlemagne Fine Jewelry, Creative Kidstuff, Frattallone's Ace Hardware, Grand Performance Bike Shop, Penzeys Spices, Running Room, Sprint, Abbott Paint, J.Crew, Pier 1 Imports, Pottery Barn, Sherwin-Williams, St. Paul Cheese Shop, Dunn Brothers, Coastal Seafoods, LOFT, Shu Footwear, and many more.

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