



FOR LEASE

MIDWAY CORNERS DEVELOPMENT

NE CORNER OF UNIVERSITY AVE & ALBERT ST. ST PAUL, MN 55110

SITE INFORMATION:

Midway Corners
 NEC of University Ave. and Albert St.

AREA TENANTS:

Super Target, Walmart, Cub Foods, Rainbow Foods, Walgreens, CVS, LA Fitness, Herberger's, Office Max, JoAnn Fabric, Dollar Tree, LeeAnn Chin, Verizon Wireless, Noodles & Company, Discount Tire, Vitamin Shoppe, and more

TRAFFIC COUNTS:

University Avenue - 24,500 vpd
 Hamline Avenue - 15,000 vpd

AVAILABLE SPACE:

Up to 25,000SF +/- JR box or small shop space. 28,892 SF of lower level warehouse/storage space.

2013 RATES:

Estimated CAM and Real Estate Tax \$7.50



**FOR MORE INFORMATION
 PLEASE CONTACT:**

Josh Bloom
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Tim Bloom
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EST. DEMOS	POPULATION	EMPLOYEES
1 MILE	22,081	13,098
2 MILES	80,492	38,987
3 MILES	159,535	89,551
5 MILES	391,373	255,701

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FEATURES:

- One of the most densely populated areas on University Avenue in St. Paul's Midway neighborhood. This redevelopment project offers very high density, prominent visibility, and exceptional convenience.
- Full access at signalized intersection.
- Light Rail opening June, 2014. Station located 1 block east at Hamline and University.
- Pedestrian crosswalk located on Albert and University.
- 26 Underground climate controlled parking stalls.
- 71 Customer parking stalls.

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SOUTH ELEVATION - SIGNAGE

