



771A RAYMOND AVENUE

St. Paul, MN 55114

3,511 SF of Retail/Office Space For Lease Near Highway 280 and I-94

Space Available:

- Suite 771A: 3,511 sf main floor + lower level at no charge
- Lease Rate: Negotiable



Highlights and Features:

- High ceilings
- New Skylights
- Exposed brick
- Kitchenette
- On-site parking
- Ideal location just east of Highway 280 and I-94 interchange
- Well served by the light rail and buses
- ½ block to the Raymond Avenue light rail station
- Minutes to both Downtowns
- Signage available
- Area-tenants: Key's Cafe, Workhorse Coffee Bar, Foxy Falafel, The Naughty Greek, Jimmy John's, Dual Citizen Brewing Company, Caffè Biaggio, Dogwood Coffee, Dubliner Pub and Vertical Endeavors - Twin Cities Boulderling

Demographics:

- Average Household Population: 1 mile - 4,924, 3 miles - 86,623 and 5 miles - 281,975
- Average Household Income: 1 mile - \$66,618, 3 miles - \$60,477 and 5 miles - \$62,353

Traffic Counts:

- University Avenue W - 17,800 vpd, Hwy 280 - 35,000 vpd, Franklin Avenue - 7,800 vpd, Raymond Avenue - 7,500 vpd and I-94 - 169,000 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com



MARILYN FRITZE

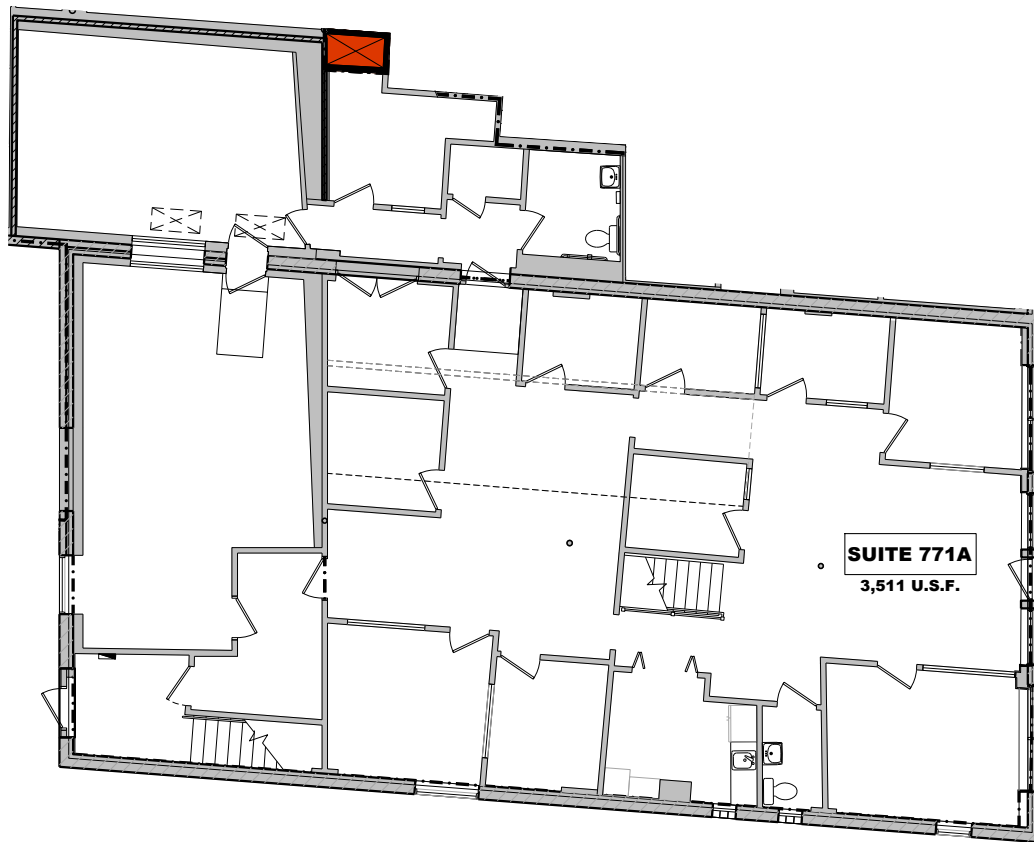
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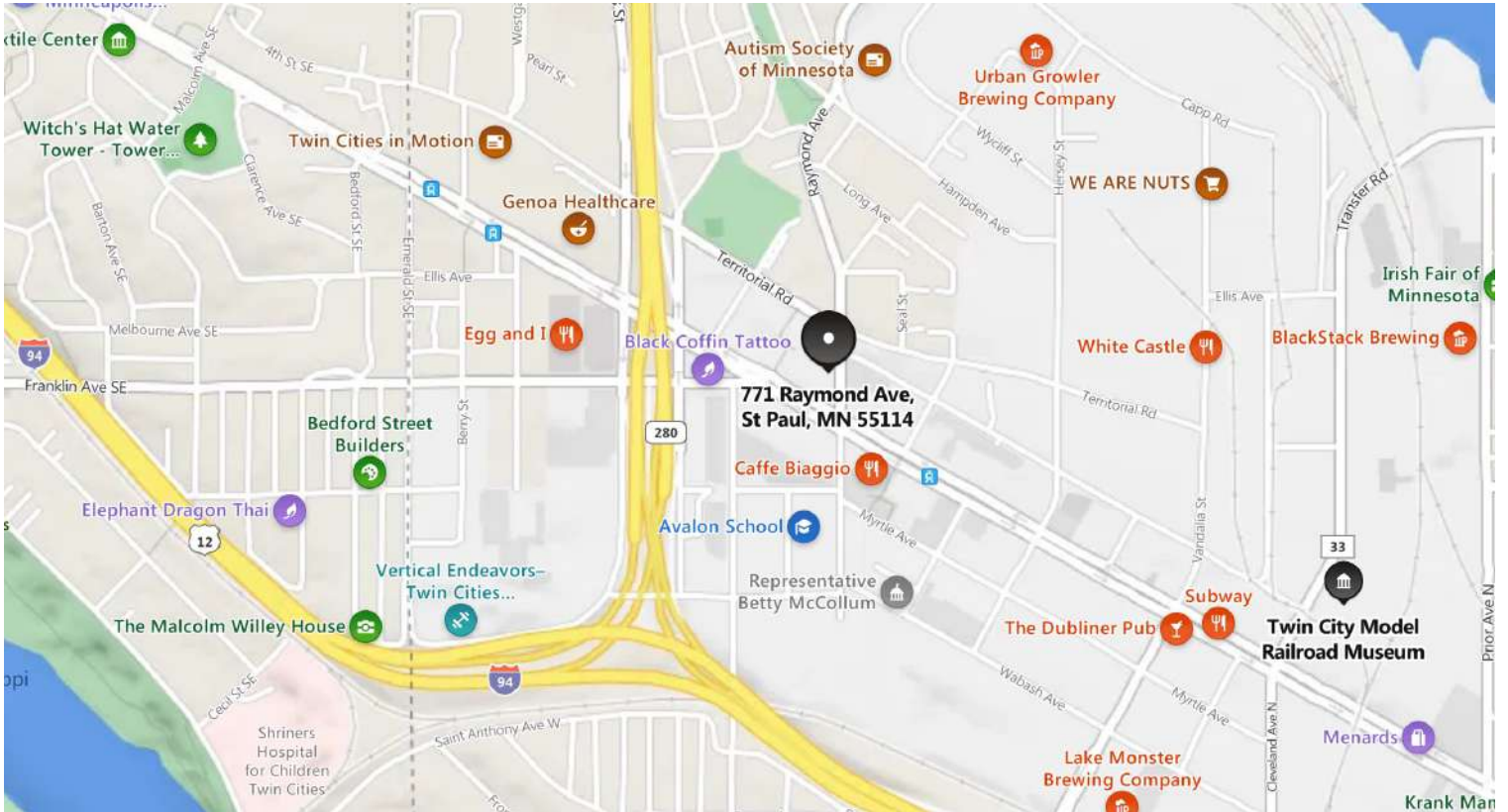
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Floor Plan



Map



Aerial



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