



SECOND DEBUT

4300 West 36 1/2 Street | St. Louis Park, MN 55416

Confidential - 8,319 SF Of Retail Space For Sublease In St. Louis Park!

4300 W 36 1/2 Street is an 8,319 sf retail space located in the heart of St. Louis Park. Conveniently located along Excelsior Boulevard, the area offers upscale shopping, dining, entertainment, and an abundance of housing.

Highlights and Features:

- High traffic counts
- Off street parking lot: 25 spaces
- Ceiling Height: 11'
- Area tenants include: Trader Joe's, Starbuck's, Fresh Thyme, Lund's & Byerly's, Hoigaard's, Opitz Outlet, LuLu & Luigi, Slumberland, Salon Concepts, and more

Demographics and Traffic Counts:

- 2017 Average Population: 1 mile - 7,906, 3 miles - 68,852 and 5 miles - 225,601
- 2017 Average Household Income: 1 mile - \$95,639.33, 3 miles - \$97,960.99 and 5 miles - \$82,504.39
- Traffic Count: Excelsior Blvd - 19,900 vpd

Confidential Sublease Available: 8,319 sf

- 2018 CAM: \$2.99 and Tax: \$3.10 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

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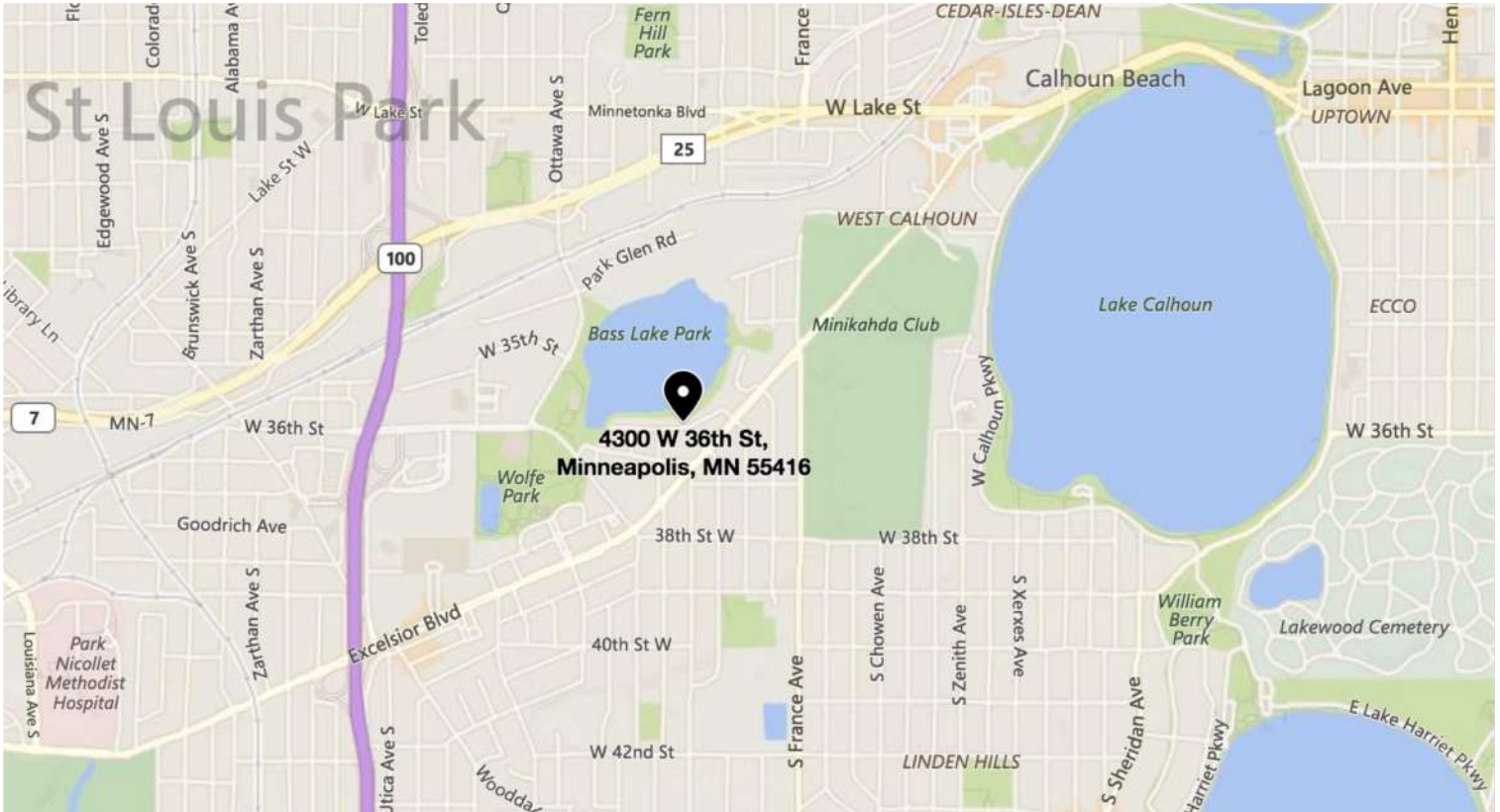
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Map



Aerial



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