



# 441 UNIVERSITY

441 University Ave W, St. Paul, MN 55103

## 2nd Floor Office/Retail/Medical Space for Lease

### Property Description

441 University is an attractive, 2-story brick property in the Thomas-Dale / Frogtown corridor close to the Minnesota State Capital. The property sits in a vibrant, growing district and is surrounded by an array of diverse dining options.

### Neighboring Tenants

Inter Faculty Organization, Basil Cafe, Wendy's, The Luscious Crab, Trieu Chau, Ai Hue's Bakery & Deli, McDonalds, Flava Coffee, Hook Fish & Chicken and Tay Ho

### Highlights and Features

- Zoning: Business Commercial (B)
- Ideal for retail, medical, office users, and non-profits
- Approx. 25 parking spaces
- Natural light
- Elevator
- Excellent visibility and signage on University Avenue
- Minutes from Downtown Saint Paul and I-94 access
- Proximity to METRO Green Line light rail and multiple bus routes

### Spaces Available

**2nd Floor:** 2,000 SF

**Lease Rates:** Negotiable

### Demographics & Traffic Counts

#### Average Household Population:

1 mile radius - 16,922

3 mile radius - 100,292

5 mile radius - 248,022

#### Average Household Income:

1 mile radius - \$41,606.15

3 mile radius - \$54,907.35

5 mile radius - \$61,623.56

#### Traffic Counts:

University Avenue: 14,100 vpd (2016)

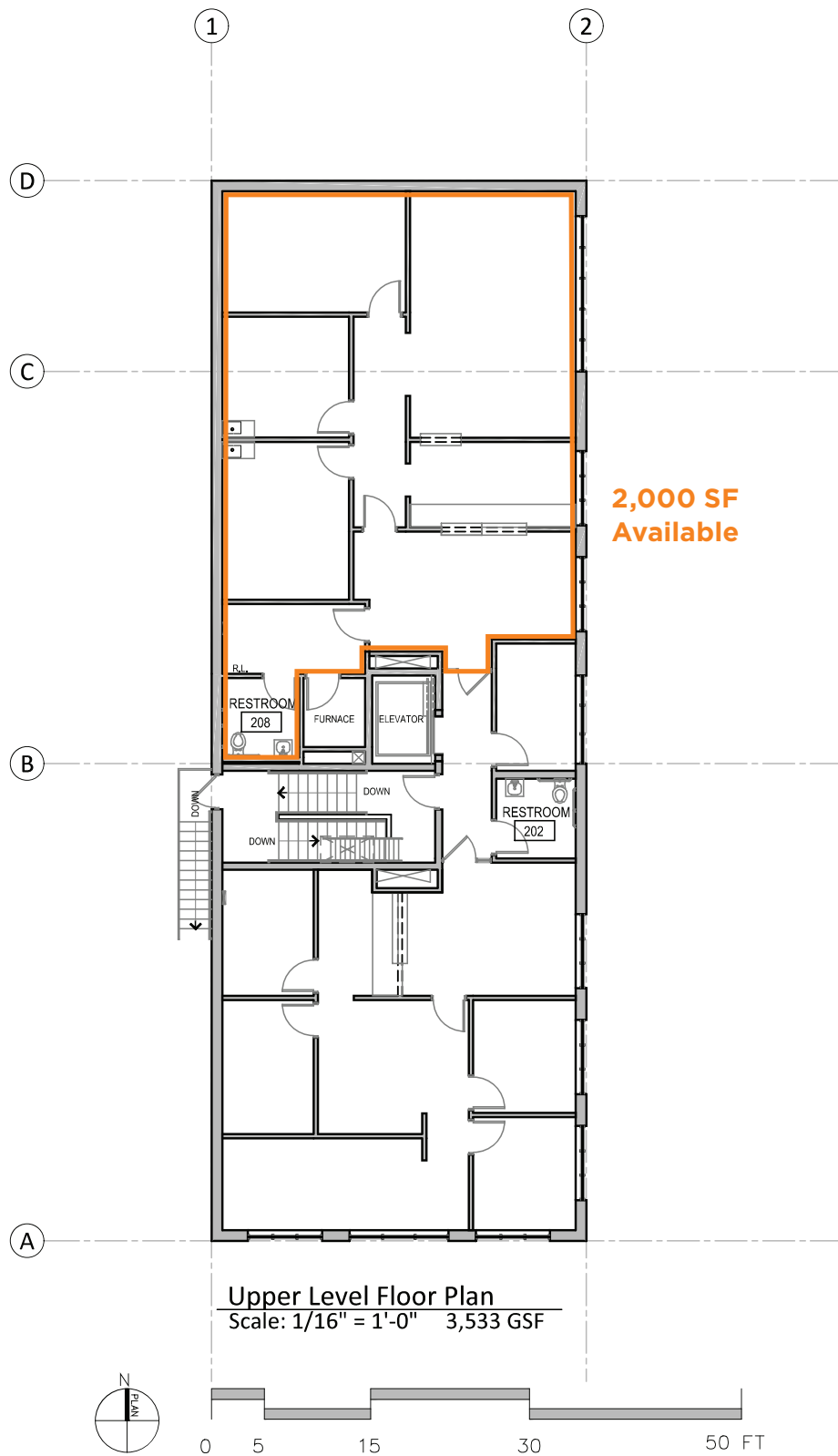
Western Avenue: 5,500 vpd (2018)

Thomas Avenue: 3,650 vpd (2019)



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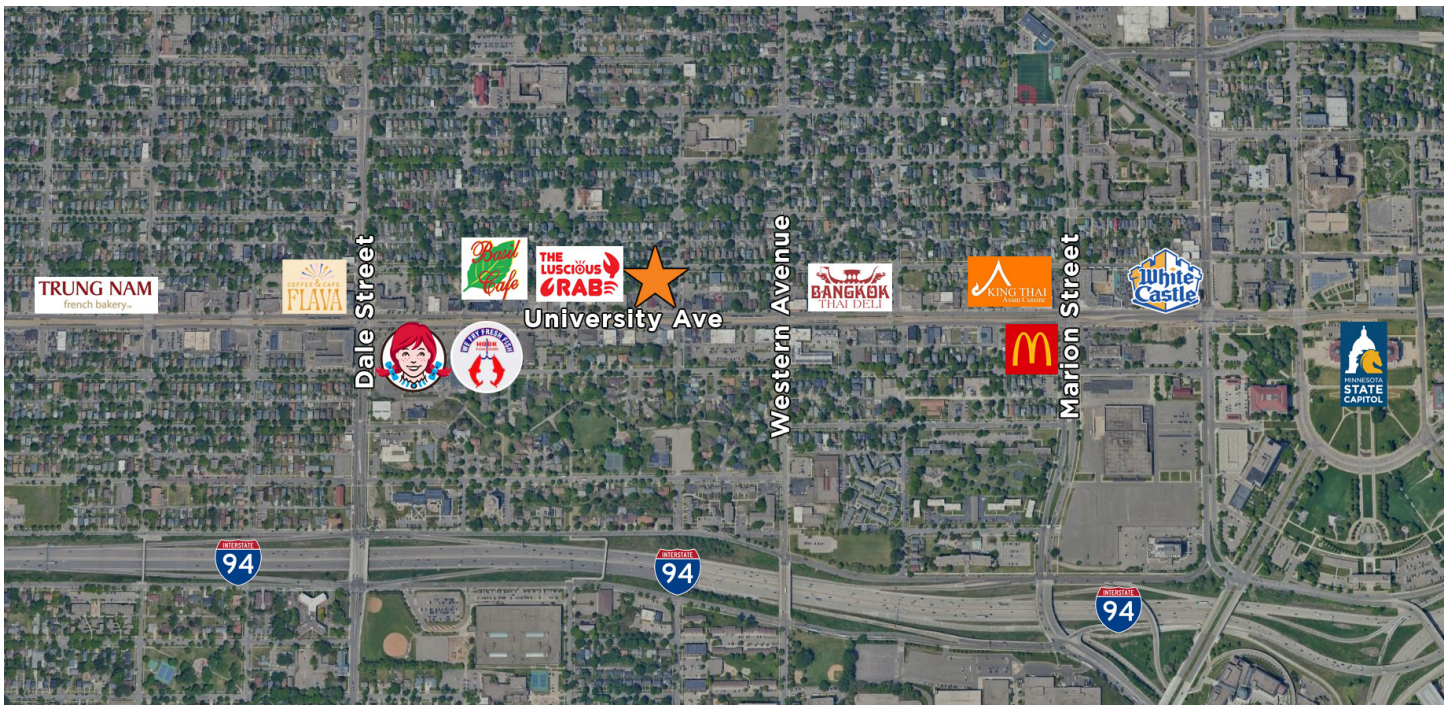
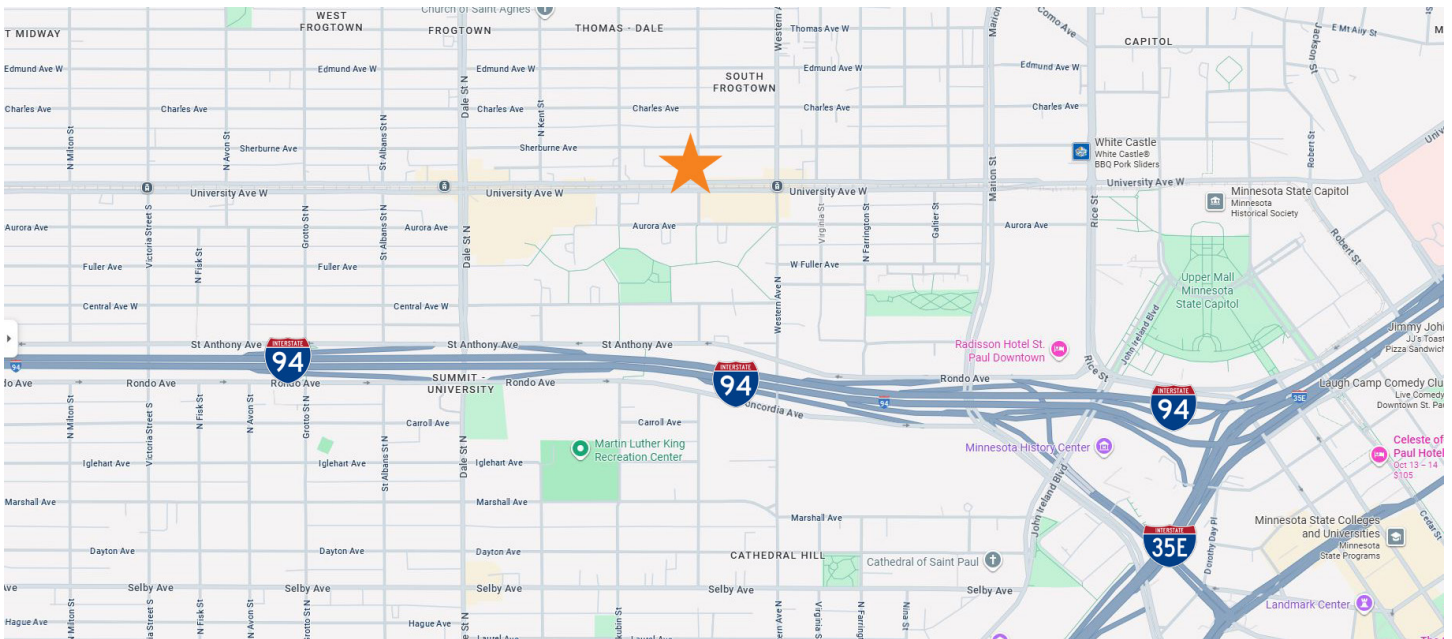
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