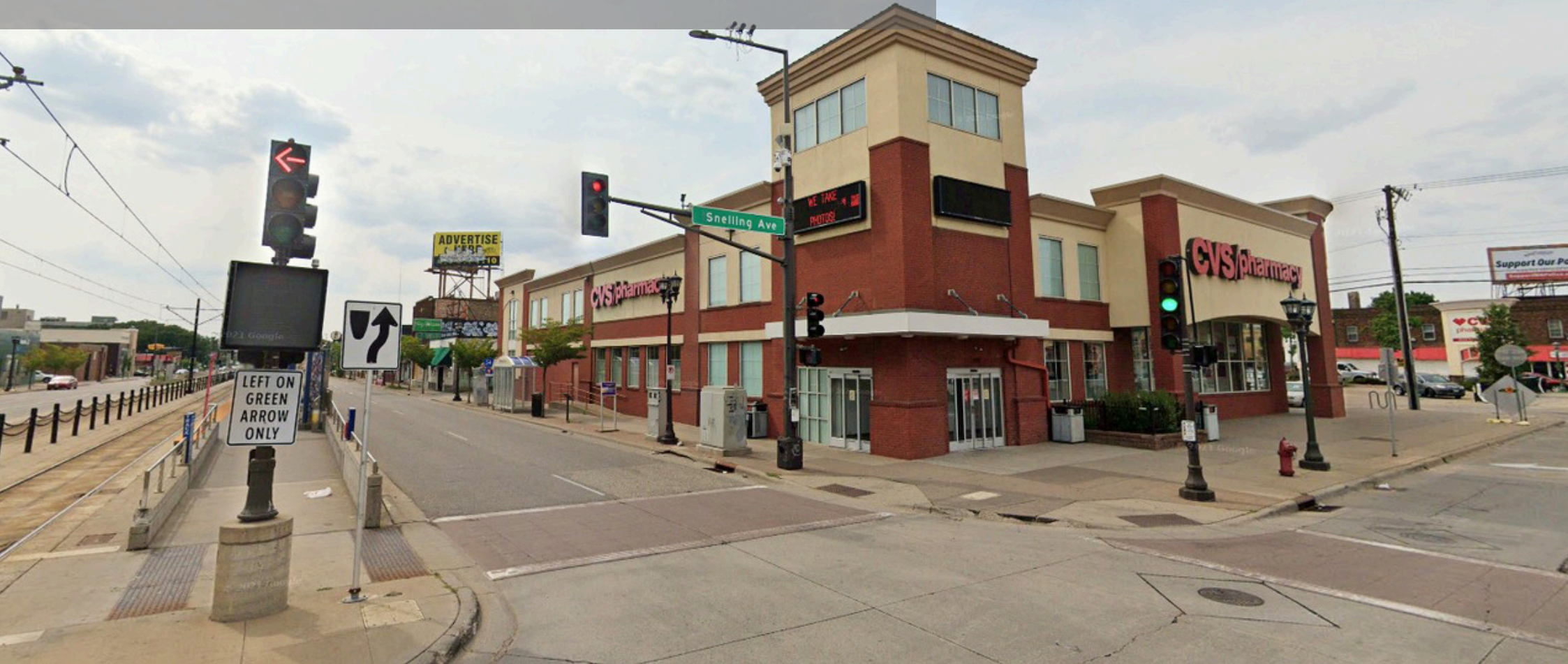


FOR SUBLEASE - RARE OPPORTUNITY - BUSY SITE!



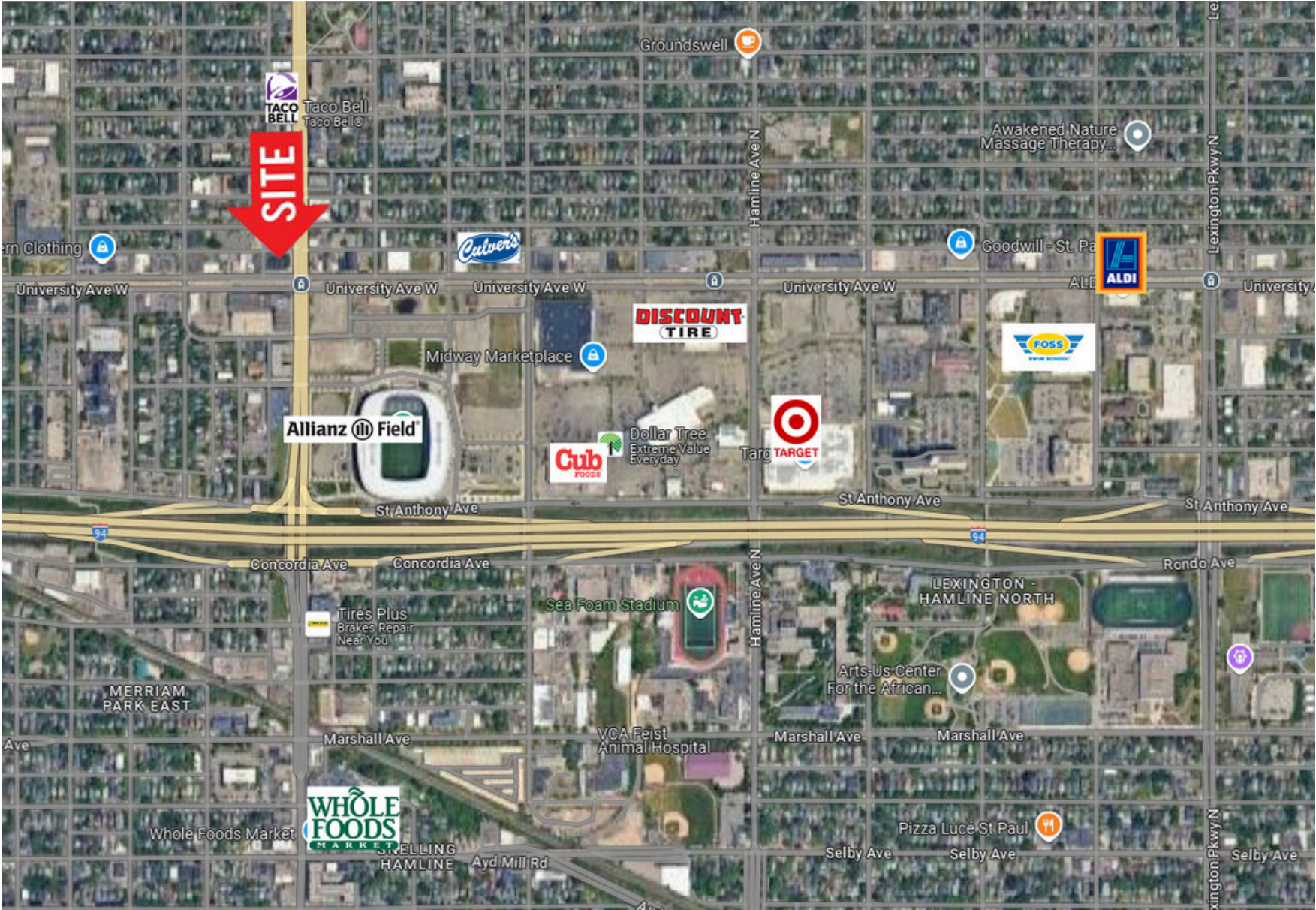
499 SNELLING - CVS PHARMACY

499 SNELLING AVENUE NORTH | ST. PAUL, MN 55104

Bloom Commercial Real Estate
800 LaSalle Avenue | Suite 1250
Minneapolis, MN 55402
www.bloomcommercial.com



AERIAL VIEW



PROPERTY HIGHLIGHTS

- 14,400 SF
- Freestanding Building with great signage and reader board
- Rare Opportunity - Busy corner on Main Light Rail Stop
- Strong apartment density and office daytime population
- Off street parking lot
- Signalized intersection

RETAILERS

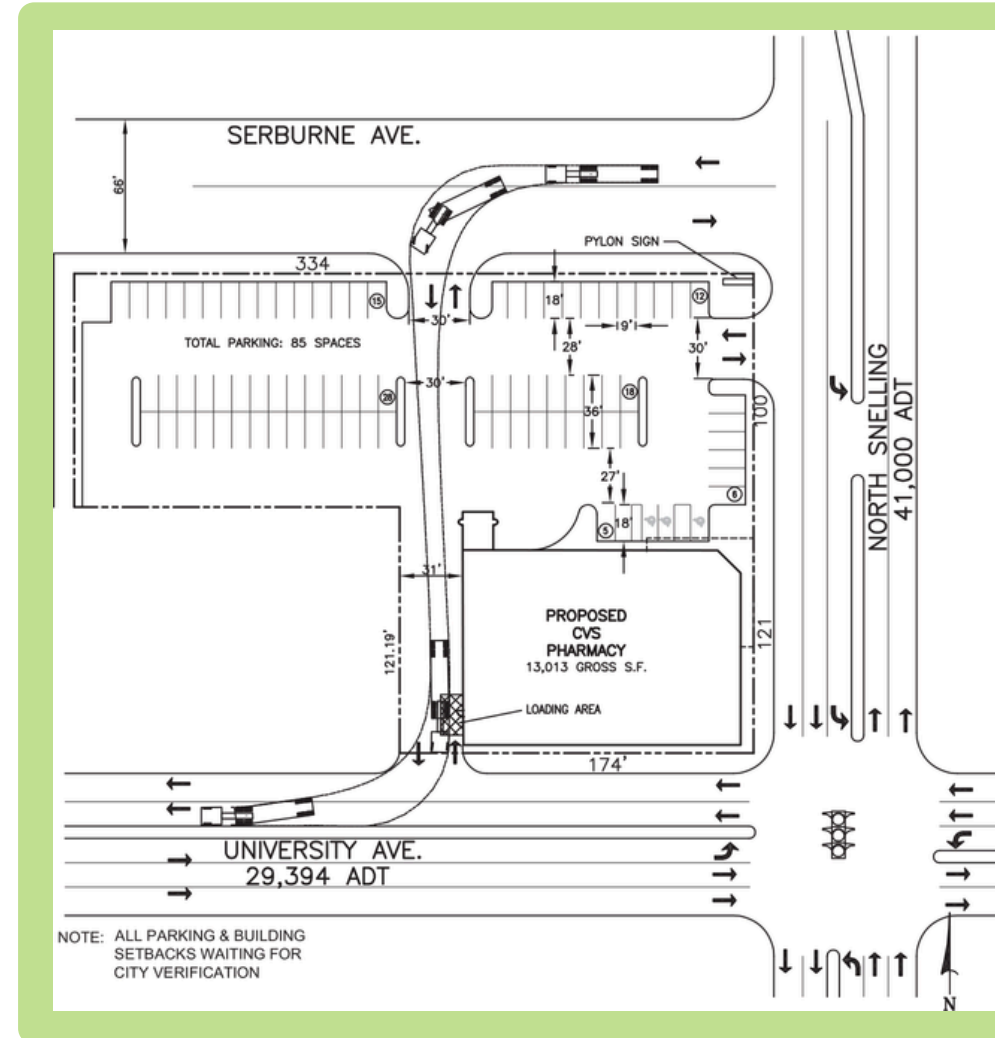
- Super Target, Cub Foods, LA Fitness, Discount Tire, Foss Swim School, Health East Clinic, Culvers, Noodles & Company, Office Max, and many others

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
EMPLOYEES	18,716	111,889	417,774
POPULATION	22,370	77,373	409,539

Traffic Counts

SNELLING AVENUE	33,500 VPD
UNIVERSITY AVE WEST	14,000 VPD
LIGHT RAIL	30,000 RPD



FOR MORE INFORMATION:

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