

West Side Flats

84 Wabasha St S, St Paul, MN 55107

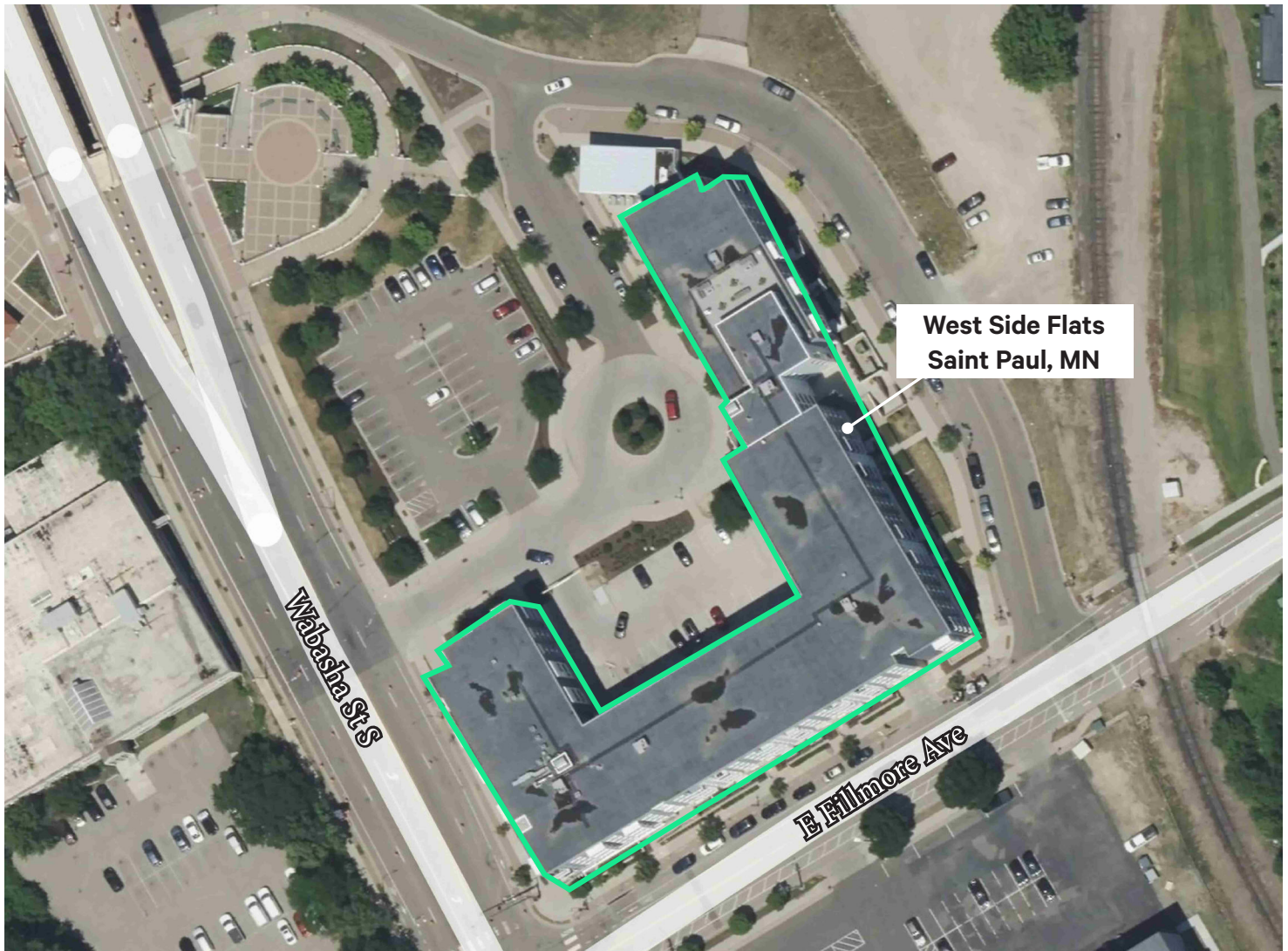
2,075 SF Available



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For Lease



Property Overview

- + 2,075 sf approx. vacant for first floor facing Wabasha Street South.
- + Next to Wabasha Bridge that crosses the Mississippi River.
- + The suite had a former Pilates Studio. It is ideal for a retailer, QSR, business service, etc.
- + The first floor of the 5 story West Side Flats Apartment Community.
- + \$14.00 NNN per square foot per year base rent.
- + \$10.00 per square foot per year tax/cam/ops.
- + Tenant responsible for its own in suite janitorial.
- + Utilities are tenant's responsibility.
- + HVAC repairs replacement maintenance is included in operating expenses.
- + The suite is on the north end of the 6,811sf of the commercial area.
- + Restrooms are common and shared with Starbucks next door.
- + Sprinklered suite.
- + Handicap accessible.

Property Highlights

- + Walking distance to additional retail, food, business services, Harriet Island, Raspberry Island, etc.
- + Currently the suite is finished and in move-in condition. It has two large rooms with western facing exterior windows. The main entrance is on the east side with a reception desk and two other rooms.
- + Neighbors include Crasqui Restaurant, Starbucks, Lowlands, Joseph Grill, Black Market, etc.
- + Surface parking free of charge to the north of the suite.
- + Landlord: www.sherman-associates.com. Over 40 years of experience as one of the largest developer landlords in the Midwest.
- + Managed by Sherman Associates.
- + Security guard service provided in the common areas.
- + Large area corporate offices nearby including: US Bank, Comcast, State of MN, Drake Bank, Northwest Foundation, All Inc, HealthPartners, Red Cross, etc.
- + Coop brokers welcome.

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Area Map



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Property Photos

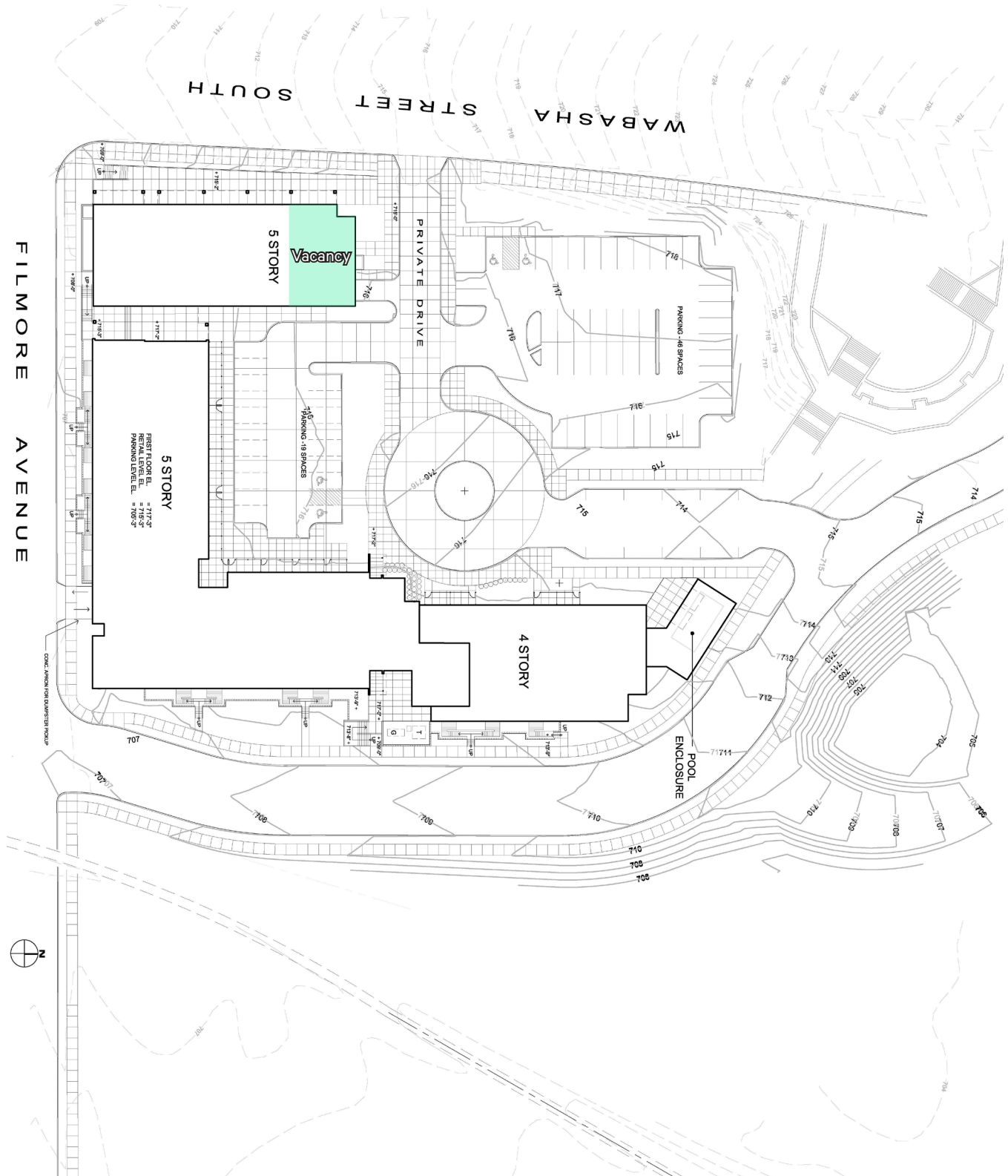


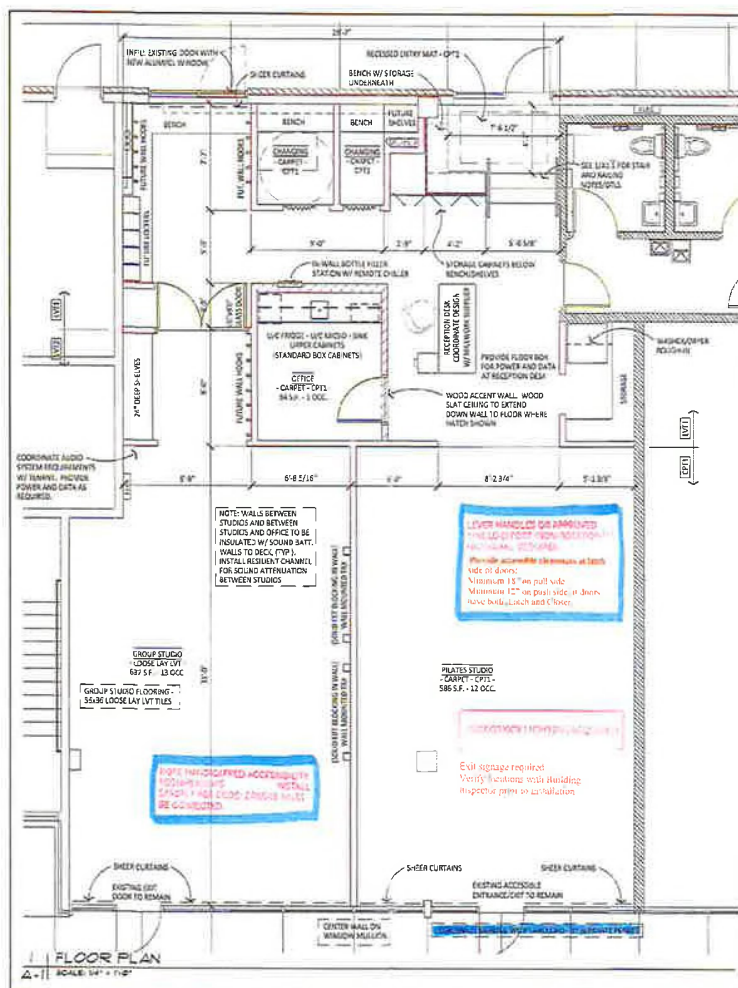
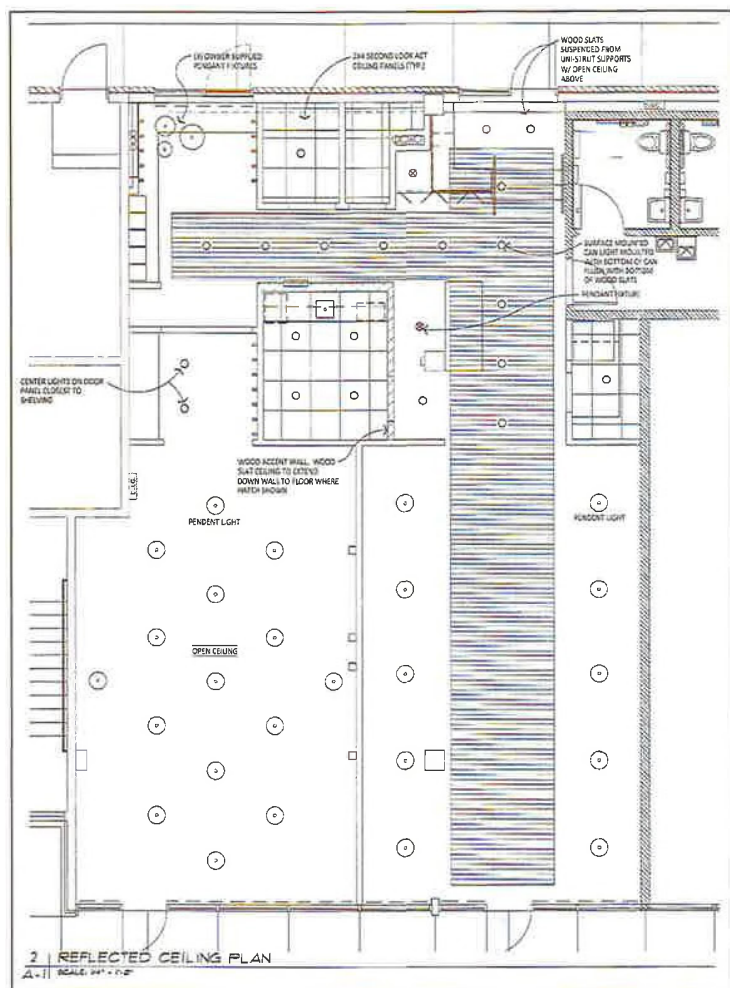
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Site Plan





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Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	21,291	158,396	370,081
2029 Population - Five Year Projection	22,578	160,085	373,606
2020 Population - Census	19,597	156,067	367,353
2010 Population - Census	16,065	143,077	339,760
2020-2024 Annual Population Growth Rate	1.59%	0.28%	0.14%
2024-2029 Annual Population Growth Rate	1.18%	0.21%	0.19%
HOUSEHOLDS			
2024 Households - Current Year Estimate	11,197	61,556	143,400
2029 Households - Five Year Projection	11,844	62,179	144,407
2020 Households - Census	10,391	60,501	142,518
2010 Households - Census	8,270	54,965	132,805
2020-2024 Compound Annual Household Growth Rate	1.43%	0.33%	0.12%
2024-2029 Annual Household Growth Rate	1.13%	0.20%	0.14%
2024 Average Household Size	1.80	2.52	2.50
HOUSEHOLD INCOME			
2024 Average Household Income	\$99,806	\$98,103	\$103,891
2029 Average Household Income	\$108,443	\$107,294	\$113,596
2024 Median Household Income	\$72,288	\$72,072	\$76,421
2029 Median Household Income	\$79,162	\$78,910	\$83,186
2024 Per Capita Income	\$52,220	\$38,303	\$40,326
2029 Per Capita Income	\$56,583	\$41,856	\$43,972
HOUSING UNITS			
2024 Housing Units	12,490	66,098	152,340
2024 Vacant Housing Units	1,293 10.4%	4,542 6.9%	8,940 5.9%
2024 Occupied Housing Units	11,197 89.6%	61,556 93.1%	143,400 94.1%
2024 Owner Occupied Housing Units	3,013 24.1%	27,512 41.6%	72,793 47.8%
2024 Renter Occupied Housing Units	8,184 65.5%	34,044 51.5%	70,607 46.3%
EDUCATION			
2024 Population 25 and Over	16,210	104,810	244,245
HS and Associates Degrees	7,526 46.4%	53,354 50.9%	116,157 47.6%
Bachelor's Degree or Higher	7,766 47.9%	40,334 38.5%	106,417 43.6%
PLACE OF WORK			
2024 Businesses	1,947	5,783	11,012
2024 Employees	60,584	122,457	197,576

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Contact Us

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