



Colliers

Accelerating success.

Retail For Lease

Suburban Square

1664-1710 Suburban Ave | St Paul, Minnesota

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Property Highlights

- Grocery anchored center located in the State's Capital
- Positioned along area's major retail and traffic corridor. Prominent visibility and easy access to major thoroughfares such as I-94.
- Irreplaceable urban location, with over 309,455 people within five miles.
- Dynamic mix of medical and retail tenancy



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	17,692	123,592	312,709
Median HH Income	\$63,852	\$70,937	\$75,333
Average HH Income	\$85,916	\$90,595	\$96,824
Daytime Population	12,601	120,578	345,739

Building Description

Shopping Center

Building Size

39,339 SF

Available

Suite 1678: 4,909 SF

Suite 1694: 1,170 SF

Lease Rates

Negotiable

2025 Expenses

\$9.75 PSF - Total

Traffic Count

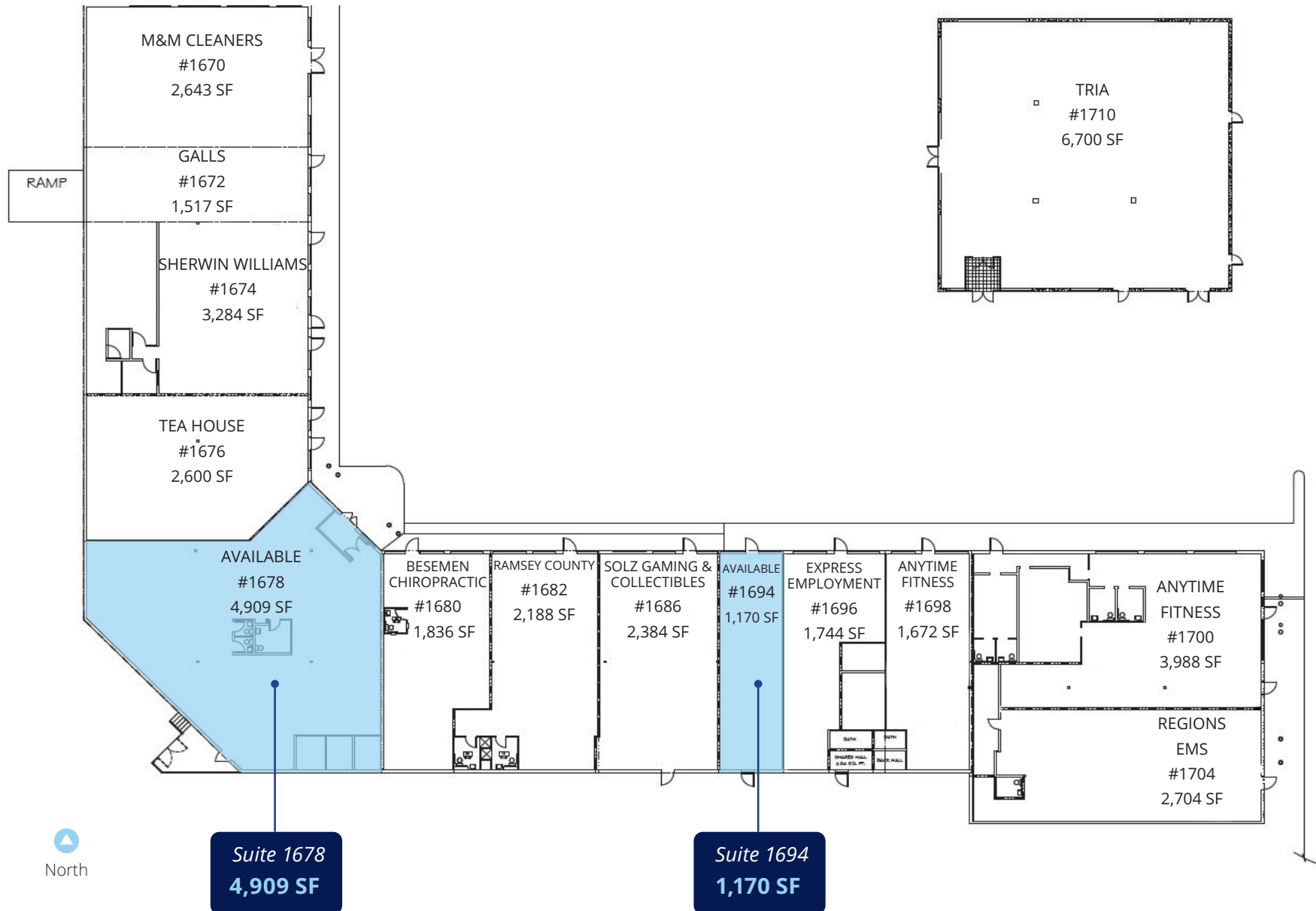
Interstate 94: 106,154 vehicles per day

White Bear Ave N: 14,574 vehicles per day

Area Tenants



Site Plan



Interstate 94

106,154 vpd

White Bear Ave N

14,574 vpd



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