



# CORNER RETAIL SPACE FOR LEASE

500 Lexington Parkway S, St. Paul, MN 55116

## Andrei Bortnov

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5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

## Anders Priley

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3033 Excelsior Blvd 100, Minneapolis, MN 55416



# PROPERTY FEATURES

Position your business in this charming 1,076 SF retail space located within a well-maintained, boutique retail center in Saint Paul. This corner suite benefits from excellent visibility and natural light, all within a beautiful brick building that adds character and curb appeal. Solid mix of national and local tenants.

- ✔ Suite 500
- ✔ Dedicated Entrance Door
- ✔ Private Unisex Bathroom
- ✔ Corner Suite
- ✔ Ample Natural Light



## SPACE TYPE

**Retail**

## SUITE SIZE

**1,076 SF**

## LEASE RATE AND TYPE

**\$26.50/SF NNN**

## CAM

**\$22.69/SF**

## AVAILABLE ON

**August 1<sup>st</sup>, 2026**

## YEAR BUILT

**2008**

## ZONING

**Retail C-1**

## PERMITTED ZONING

**Retail: Small-scale shops, pharmacies, florists, bakeries, and bookstores, etc**

## LOCATION

**Just off of I-35E and Randolph Ave**



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# FLOOR PLAN



SUITE SIZE : 1,076 SF

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# DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	10,604	85,453
POPULATION (OVER 25)	7,460	58,817
NEW HOMES	7%	9%
MEDIAN HH INCOME	\$63,339.56	\$65,469.24

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	5,942	47,271
AVE ANNUAL HH EXPENDITURES	\$49,150	\$50,845
EDUCATION-HIGH SCHOOL	1,911	10,319
EDUCATION-BACHELORS	1,876	17,652

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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