



1146 Payne Ave
Saint Paul, MN 55130

FOR SALE | FOR LEASE



Overview

Don't miss this rare chance to plant your flag on one of Saint Paul's most-trafficked corridors. This clean, freestanding hard-corner building sits at a signalized intersection on Payne Avenue, delivering 8,369 vehicles per day directly to your front door. With tanks and pumps fully removed, a flexible B-2 zoning designation, and 2,376 SF of open retail space, this former Speedway is primed and ready for its next chapter — whether that's a restaurant, service business, or retail concept. Surrounded by McDonald's, Caribou Coffee, Walgreens, AutoZone, and more, the built-in daytime traffic and ±154,000 residents within 3 miles make this a location operators chase and rarely find available.



- Sale Price: \$375,000
- Lease Rates:
 - \$4,000/Month NNN
 - CAM/Tax: \$3.55 PSF

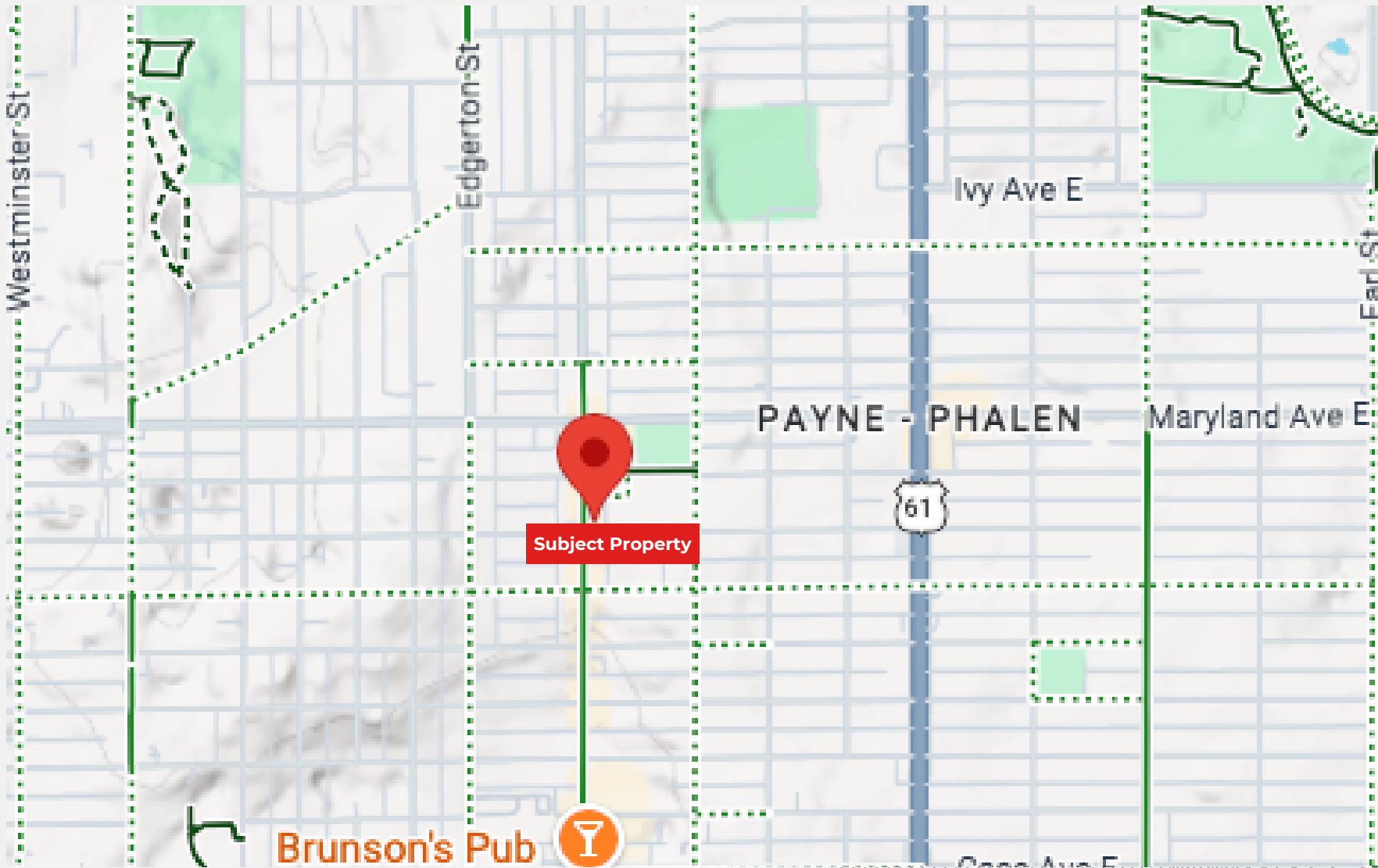


- Building Size: 2,376 SF
- Rentable Square Footage: 2,376 SF
- Year Built: 1966
- Lot Size: 0.29AC

Key Highlights:



- Freestanding stand-alone building — no shared walls, full site control
- Hard corner, signalized intersection with exceptional visibility and ingress/egress
- 8,369 VPD on Payne Avenue
- Tanks & pumps removed — clean, remediated site ready for immediate occupancy
- Zoned B-2 Community Business — retail, restaurant, service & more permitted
- Surrounded by national tenants: McDonald's, Caribou Coffee, Walgreens, AutoZone & more



Area



Area Tenants:

- McDonald's
- Taco Bell
- Caribou Coffee
- Domino's
- Walgreens
- Burger King
- Popeyes
- AutoZone
- Wendy's



Traffic:

Positioned on Payne Avenue with 8,369 vehicles per day, this hard corner location offers unmatched visibility and accessibility just east of I-35E with direct connectivity to downtown Saint Paul. The surrounding trade area is densely populated with ±154,000 residents within 3 miles (avg. household income of ±\$75,000) and over ±334,000 residents within 5 miles (avg. household income of ±\$86,600). The area's economy is bolstered by major employers including the State of Minnesota, HealthPartners, and the University of Minnesota — driving a strong and consistent daytime population along this established residential and commercial corridor.



Exterior





Contact

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