

# SNELLING & SELBY



## Retail for lease

171 Snelling Ave N,  
St Paul, MN 55104







## PROMINENT LOCATION



PROMINENT LOCATION AT ONE OF THE MOST **HIGHLY TRAFFICKED INTERSECTIONS** IN ST. PAUL



OVER **1,000 NEW RESIDENTIAL UNITS** BUILT, WITHIN A 1-MILE RADIUS, SINCE 2015



10 COLLEGES WITH **OVER 80,000 STUDENTS** WITHIN 3 MILES OF THE TRADE AREA



IN CLOSE PROXIMITY TO **ALLIANZ FIELD** - HOLDS UP TO 19,000 FANS

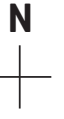


PROPOSED **35 ACRE** "SNELLING-MIDWAY SUPERBLOCK" JUST NORTH OF THE SUBJECT SITE





## THE NEIGHBORHOOD



MARSHALL AVE

12,000 VPD

AYD MILL RD

11,700 VPD

37,000 VPD

14,800 VPD

SELBY AVE

SNELLING AVE

SPICY FETA

PATINA

THE CARGO  
BIKE SHOP

LU  
LA

MARTHA'S GARDENS

SUCCOTASH

WHOLE  
FOODS  
MARKET

V20  
15

VINTAGE ON SELBY

210 UNITS

2 & 2

PROPERTY  
PARKING  
15 STALLS

SNELLING  
& SELBY

ROSE STREET  
PATISserie

PLAY IT AGAIN  
SPORTS

DUNKIN'

RED'S  
SAVOY  
PIZZA

yum!

HARPER  
APARTMENTS

163 UNITS

PARK  
LIQUORS

teenyBEE

cafe

SPORTS OF WE

MERRIAM  
PARK NAILS

Tommie's Pizza

Paris Crêpe

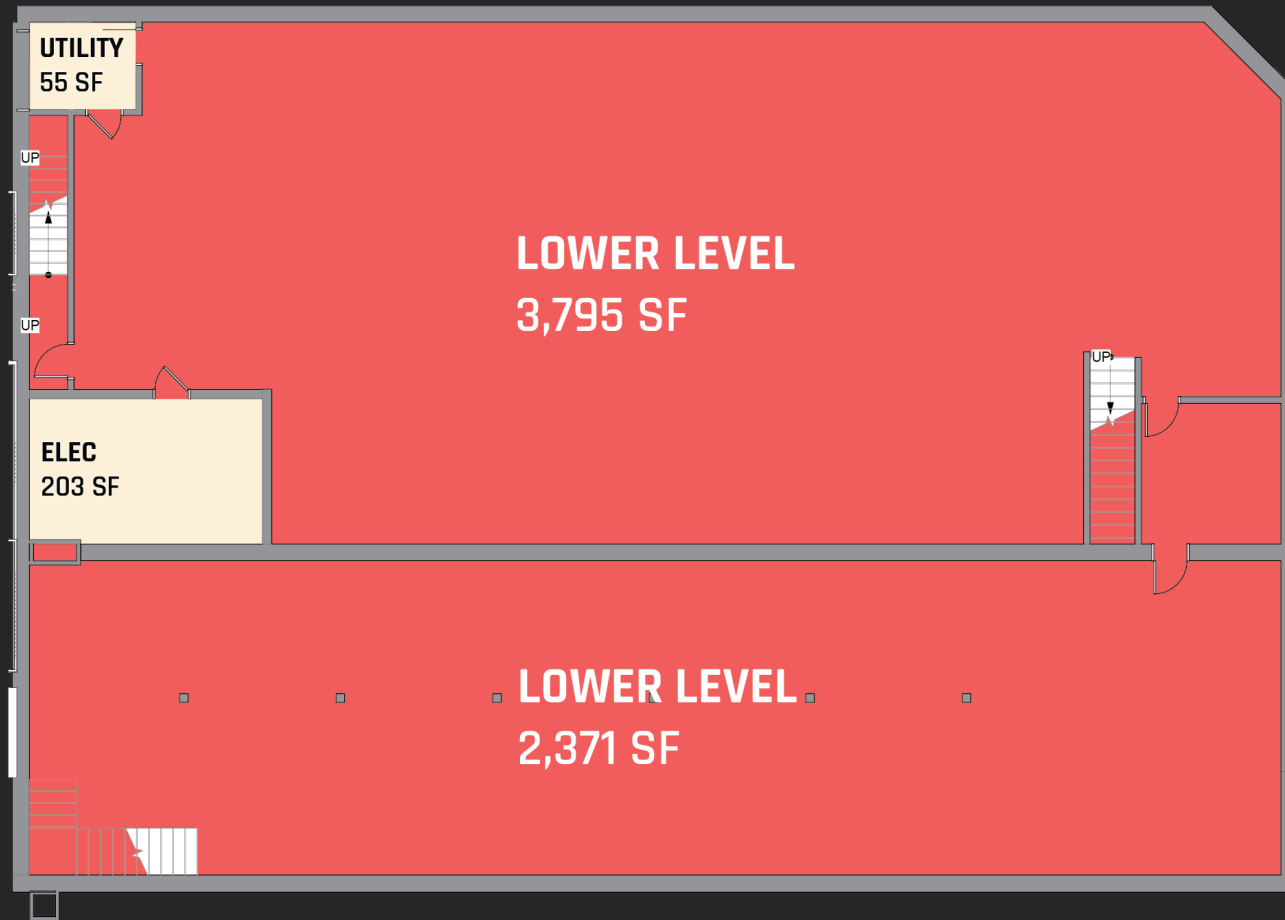


## EXPENSES

CAM	\$3.95
TAX	\$4.95
INS	\$1.00
TOTAL	\$9.90

# PROPOSED FIRST LEVEL SITE PLAN





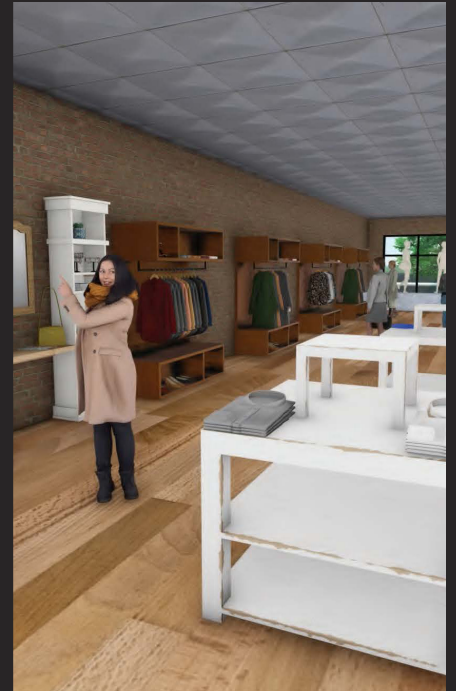
**PROPOSED LOWER LEVEL SITE PLAN**



SEE THE  
POTENTIAL









2 Minute drive to I-94

120,000 VPD

Allianz  Field®



163 UNITS



SPICY FETA

PATINA

THE CARGO  
BIKE SHOP



MARTHA'S GARDENS

SUCCOTASH





ON-SITE PARKING





# LEASING CONTACTS



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