

Available Site

BREMER BANK REDEVELOPMENT



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Bremer Bank Redevelopment

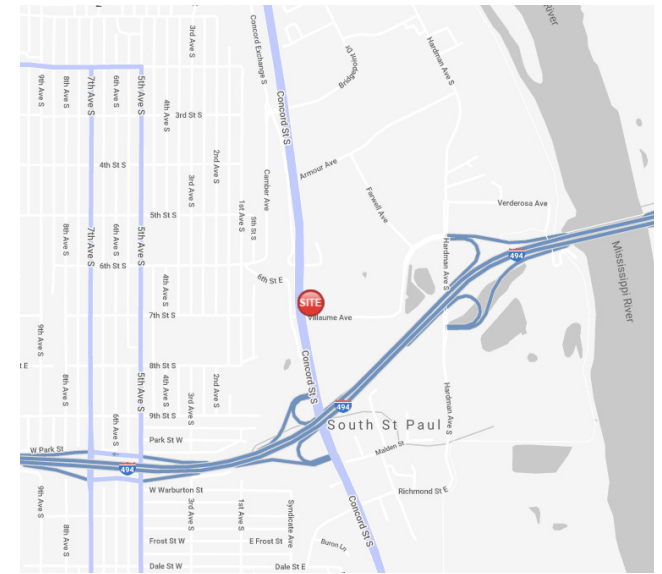
633 Concord St. S | South St. Paul, MN 55075

BREMER BANK REDEVELOPMENT >> AVAILABLE

PROPERTY HIGHLIGHTS

- > Available pad sites adjacent to new Bremer Bank Building
- > Excellent visibility from I-494
- > Great opportunity for a national fast-food, auto, or coffee location
- > Dense neighborhood surrounding the site
- > Fully signalized intersection with easy access to I-494

 **VIRTUAL TOUR**



SITE INFORMATION

- > **Location:** 633 Concord Street | South St. Paul, MN 55075
- > **Description:** 3.47 Acres of Land



TRAFFIC COUNTS

- > **Concord St N:** 11,900 vpd
- > **I-494:** 117,000 vpd

** Source: MNDOT 2017 Study Averages*



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	8,951	103,744	307,606
Median HH Income	\$51,859	\$56,496	\$59,316
Average HH Income	\$70,004	\$74,531	\$79,970

** Source: 2020 Esri Forecasts based on The Census 2010 Summary File*



AVAILABLE

- > 3.47 Acres



CAM & RE TAXES:

- > Contact Broker



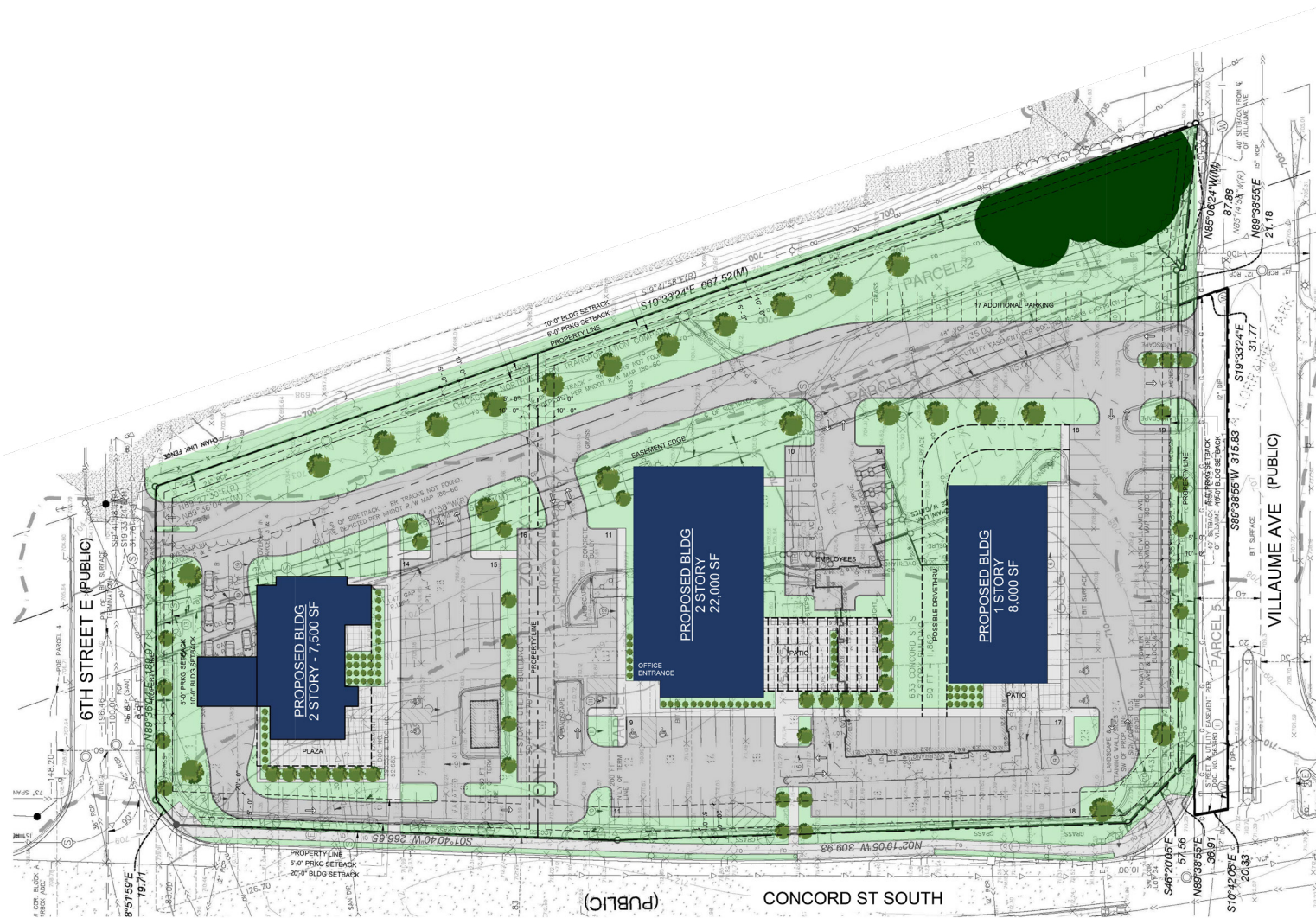
LEASE RATES

- > Contact Broker

AREA TENANTS



BREMER BANK REDEVELOPMENT >> SITE PLAN



CONTACT US >>

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