



GATEWAY PLAZA

1690-1698 N White Bear Ave,
Maplewood, MN 55109

Square Feet: 2,010

Description: Prime inline space adjacent to Subway

Lease Rates: \$13 - 15, NNN

CAM: \$3.05 per square foot

Taxes: \$5.55 per square foot

- Pylon and building signage
- Dedicated turn lane
- Signalized intersection
- 18,000+ vehicles per day on White Bear Avenue
- 10,000+ vehicles per day on Larpenteur Ave
- Current tenants include T-Mobile, Little Ceasars Pizza, Miller Tax Service, and Subway



OFFERING SUMMARY

Available SF:	2,010 SF
Lease Rate:	Negotiable
Lot Size:	1.36 Acres
Building Size:	15,916 SF
Zoning:	BC

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

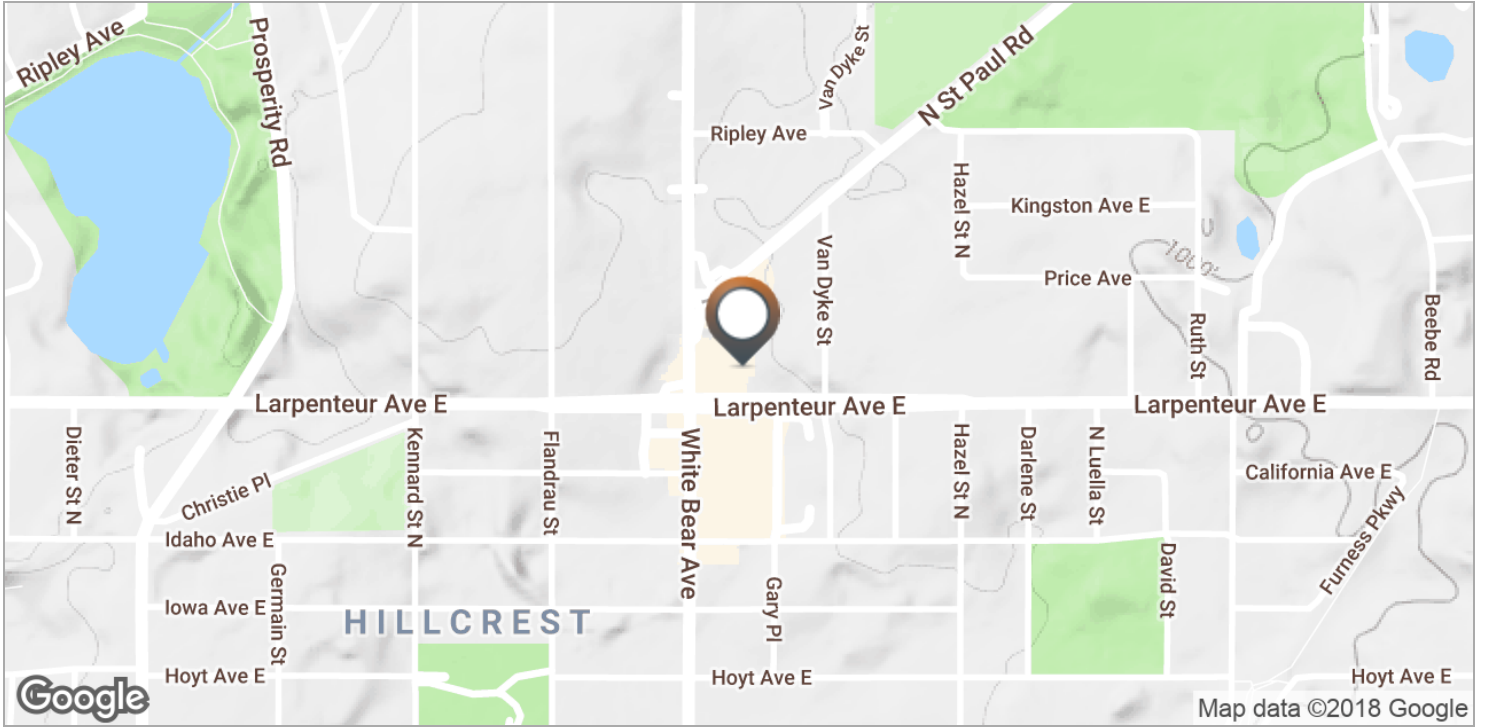
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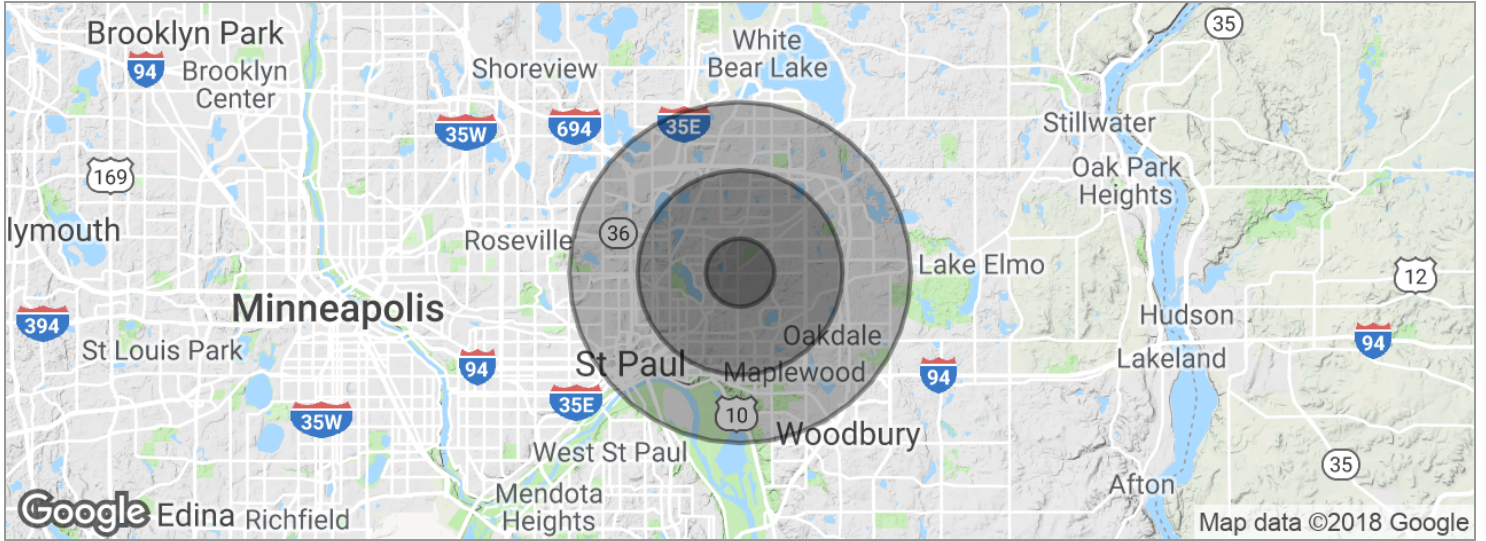
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Location Maps



2550 University Avenue West#416-S | St. Paul, MN 55114 | 651.603.0321 | www.suntide.com





POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,615	113,340	257,927
Median age	33.1	33.0	33.6
Median age (Male)	31.5	32.2	32.3
Median age (Female)	34.7	33.9	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,834	42,318	96,118
# of persons per HH	2.8	2.7	2.7
Average HH income	\$57,733	\$56,713	\$60,667
Average house value	\$233,543	\$205,563	\$224,453

* Demographic data derived from 2010 US Census