

# SIBLEY PARK PLAZA

## FOR LEASE

221 7th Street East | St. Paul, MN | 55101



1,143 SF of Retail Available

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**UPLAND**  
REAL ESTATE GROUP, INC.

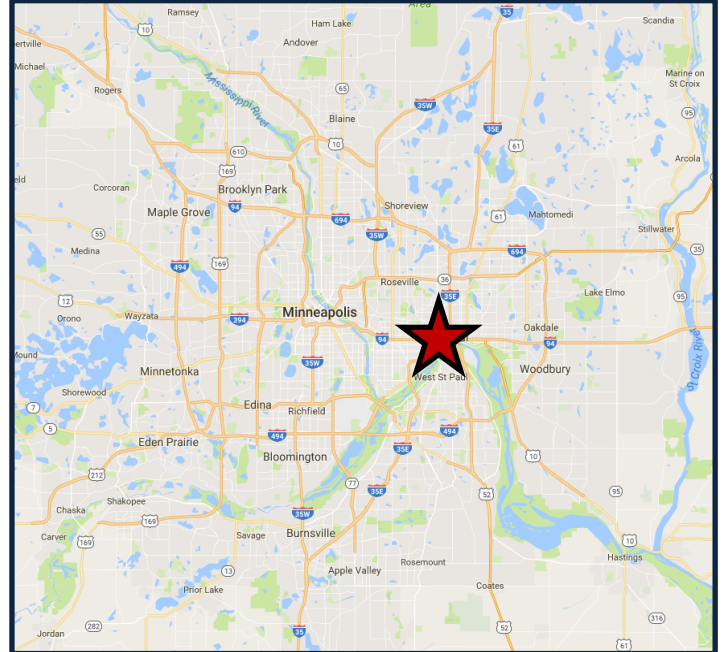
**sherman**  
ASSOCIATES



# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	221 7th Street East
<b>CITY, STATE</b>	Saint Paul, MN
<b>SPACE AVAILABLE</b>	1,143 SF
<b>LEASE RATE</b>	\$12.00-\$20.00
<b>CAM &amp; TAX 2017</b>	\$5.25 PSF
<b>COUNTY</b>	Ramsey
<b>YEAR BUILT</b>	2002
<b>UTILITIES</b>	Separately metered



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	13,621	170,437	361,286
<b>DAYTIME POPULATION</b>	81,552	142,615	226,843
<b>MEDIAN HH INCOME</b>	\$31,034	\$43,600	\$51,432
<b>AVERAGE HH INCOME</b>	\$56,486	\$62,957	\$72,744
<b>MEDIAN AGE</b>	34.7	31.7	33.8

## TRAFFIC COUNTS

<b>7TH STREET E</b>	15,400 VPD
<b>SIBLEY STREET</b>	7,400 VPD
<b>WACOUTA STREET</b>	5,800 VPD

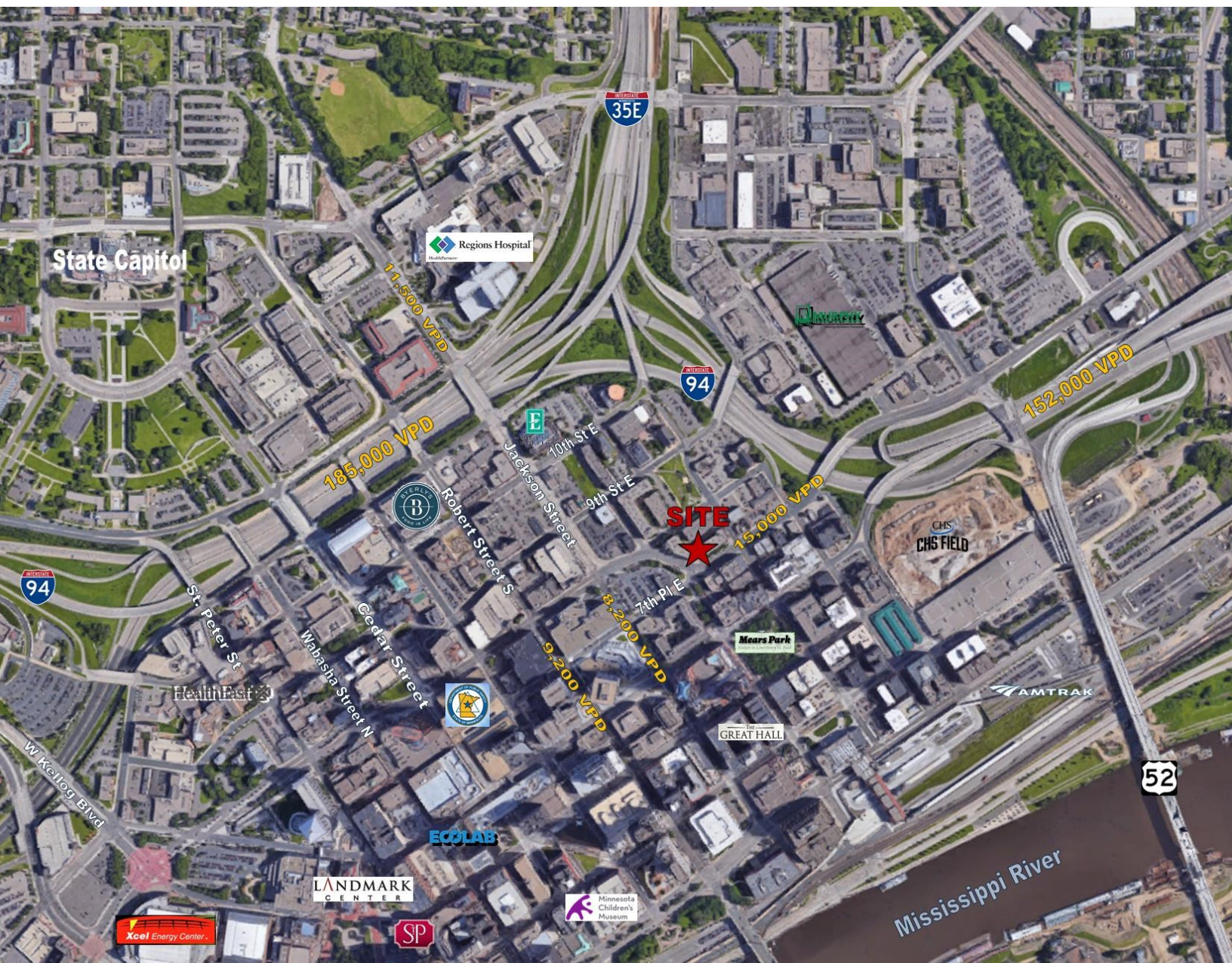


- Award winning Buttered Tin Restaurant adjacent to vacancy on the hard corner.
- Beautiful mixed use project in the heart of Lowertown, St. Paul.
- Many technology firms are continuing to move into the area.
- Outdoor seating available.
- 7th Street E is a major connector for commuters.
- Looking for a nail salon, card shop or a service retail user.

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