

# RETAIL FOR LEASE

# PHALEN RETAIL CENTER

1177 Clarence Street | St. Paul, MN 55106



TRANSWESTERN

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SERVICES



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# PHALEN RETAIL CENTER OVERVIEW

## PROPERTY INFORMATION

- Location: 1177 Clarence St | St. Paul
- Description: Grocery-Anchored Shopping Center
- Building GLA: 73,678 SF
- Parking: 250 Surface Lot Stalls

## AVAILABLE

- Suite C1: 1,400 SF\*
- Suite C2: 404 SF\*

\* can be combined

## 2024 EST CAM/TAX

- \$12.48 PSF  
(\$7.97 Taxes + \$4.51 CAM/Ins)

## LEASE RATES

- \$20.00 - \$22.00 PSF

## TRAFFIC COUNTS

- Maryland Avenue: 13,800 VPD
- Johnson Parkway: 8,280 VPD
- Phalen Boulevard: 12,894 VPD

## COMMENTS

Phalen Retail Center is well located in a strong geographic trade area with fantastic visibility and multiple access points. Tenants include Cub Foods, Subway, Wingstop, Metro PCS and several local retailers.

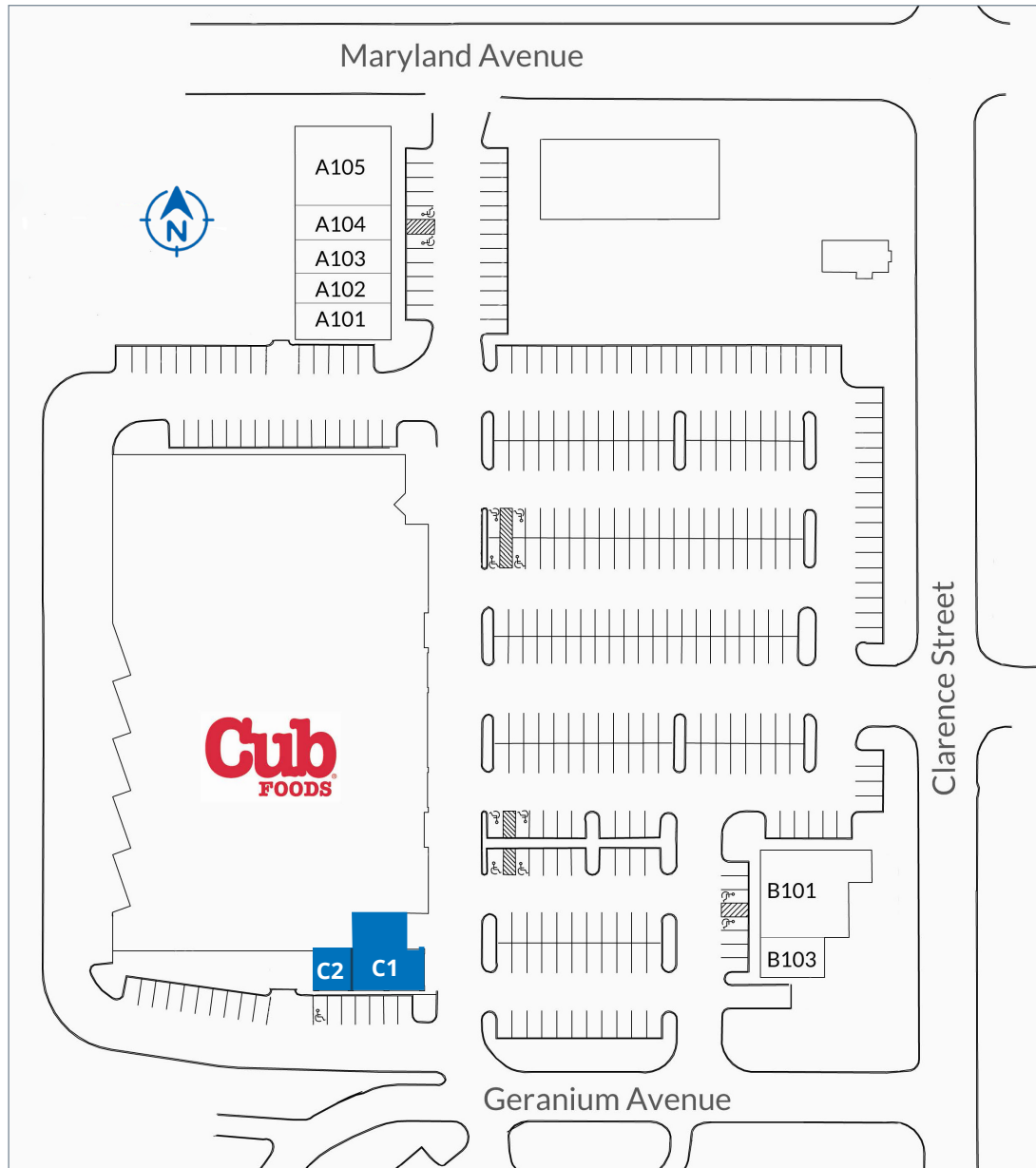


## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	26,504	142,193	317,555
Daytime Population	18,186	132,781	356,183
Average HH Income	\$75,263	\$82,975	\$89,948
Median HH Income	\$55,343	\$60,000	\$63,580

\* Sources: ESRI 2023 est & MN Dept of Transportation 2022 Study avgs are per day total cars

# PHALEN RETAIL CENTER SITE PLAN



SUITE	TENANT	SIZE
	Cub Foods	59,588 sf
A101	SUBWAY	1,486 sf
A102	Wingstop	1,205 sf
A103	Metro PCS	1,208 sf
A104	Paradise Nails	1,208 sf
A105	Wavemax	2,912 sf
B101	Destiny Cafe	3,229 sf
B103	9999 Gold Jewelry	1,038 sf
<b>C1*</b>	<b>AVAILABLE</b>	<b>1,400 sf</b>
<b>C2*</b>	<b>AVAILABLE</b>	<b>404 sf</b>

*\* can be combined*

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