



FOR SUBLEASE

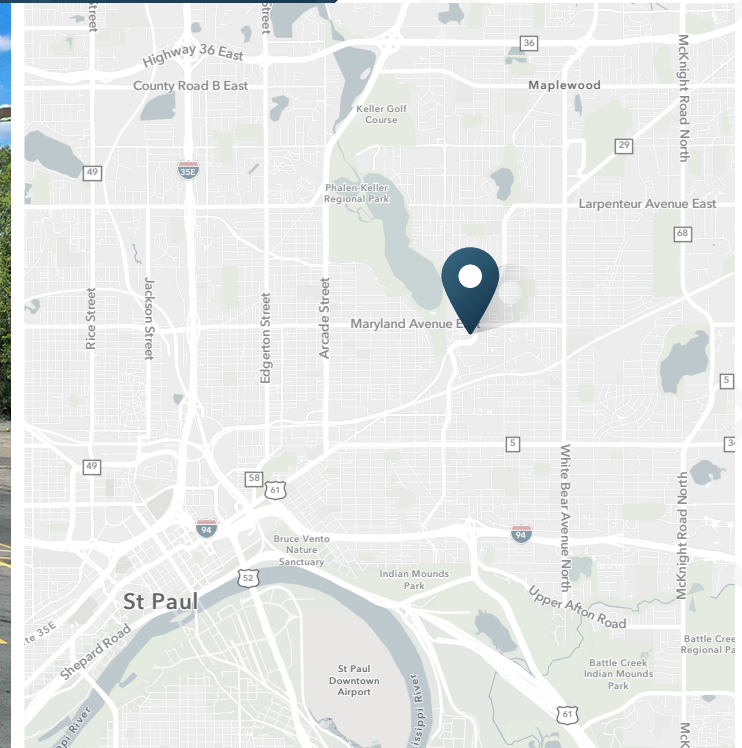
Walgreens - Maryland Ave E / Phalen Blvd

1401 Maryland Ave E | St Paul, MN



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1401 Maryland Ave E | St Paul, MN 55106



13,500 SF

Available

12/31/31

Lease Expiration

\$13.00 PSF

Asking Price

ABOUT THE PROPERTY

- Located in Phalen Neighborhood, a prominent retail corridor.
- This property is located in the middle of very dense demographics with great visibility to high traffic and signalized corner.
- All offers are subject to approval by Walgreens Real Estate Committee.

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TRAFFIC COUNTS

E Maryland Ave	13,800 VPD
Phalen Blvd	14,400 VPD
N Prosperity Ave	6,350 VPD
Clarence St	4,455 VPD

Year: 2024 | Source: MnDOT

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

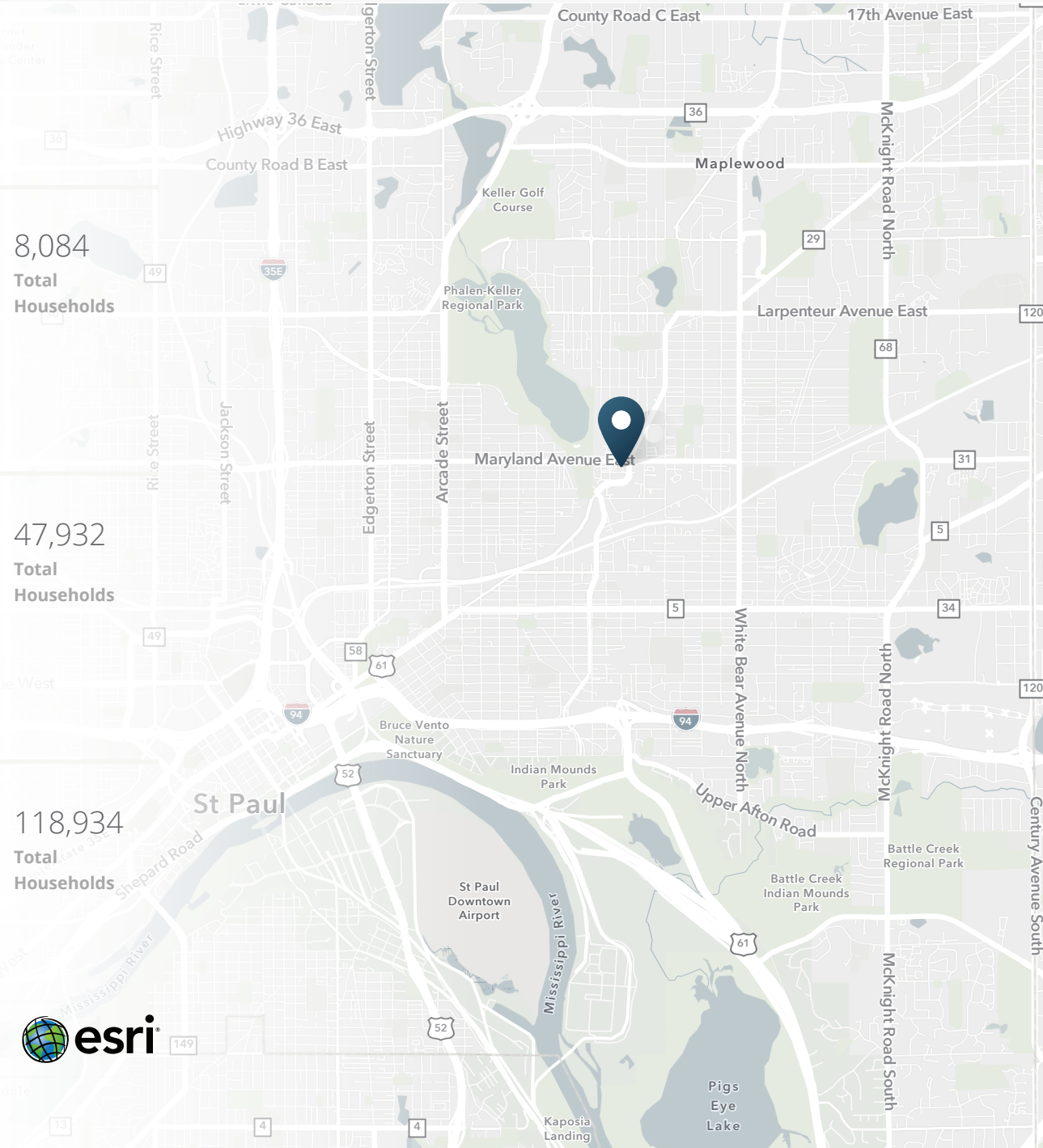
25,891 Population	17,651 Total Daytime Population	\$76,399 Average Household Income	8,084 Total Households
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3 MILES

140,240 Population	130,093 Total Daytime Population	\$82,733 Average Household Income	47,932 Total Households
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5 MILES

313,889 Population	354,471 Total Daytime Population	\$89,757 Average Household Income	118,934 Total Households
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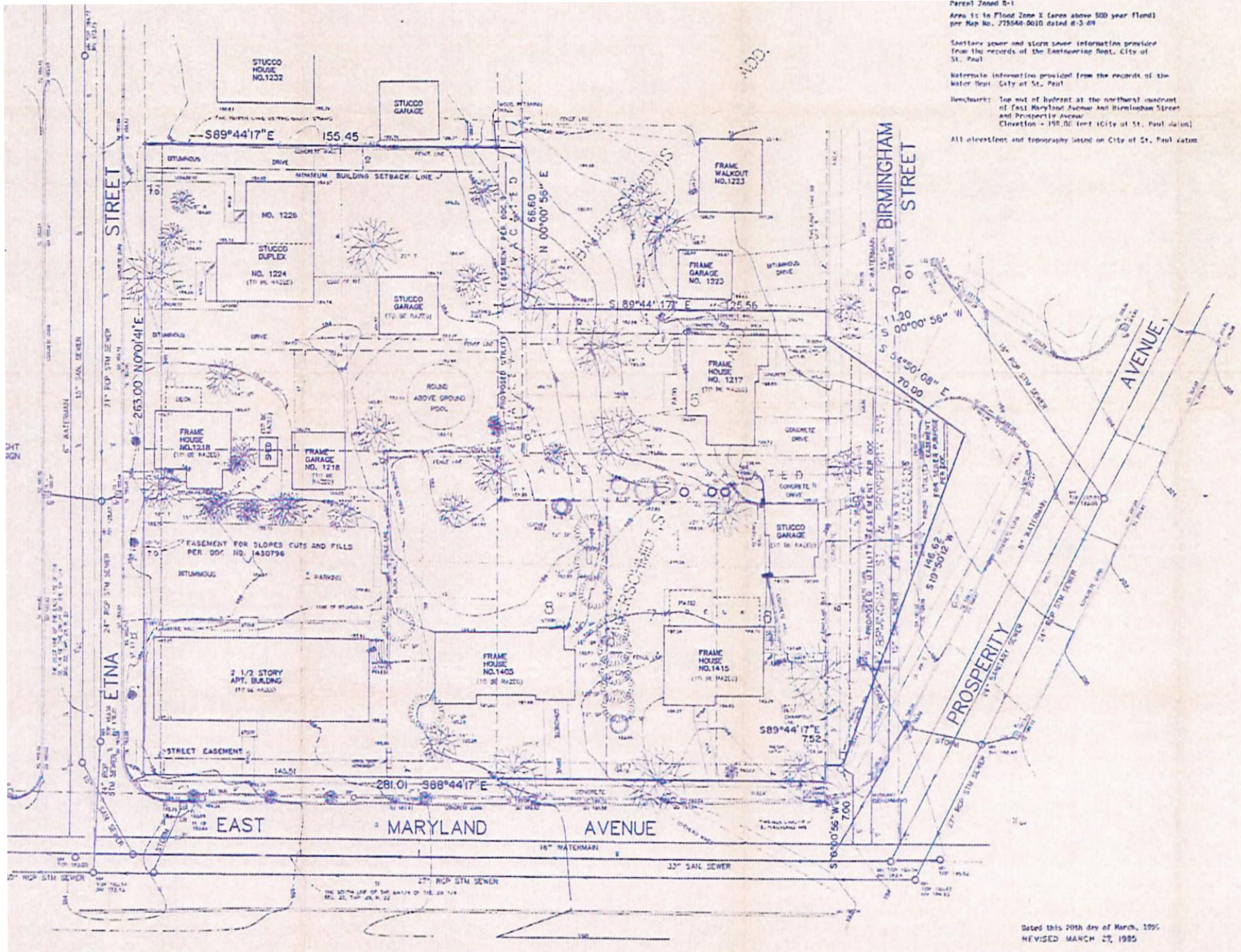


> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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