

# FOR LEASE



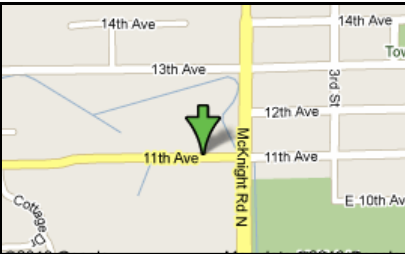
## Polar Plaza Shopping Center

Net Rate: \$12.00 psf

2015 O.E./Tax: \$6.21 psf

Available Spaces:  
2,295 SF to 5,223 SF

Amenities:  
Building Signage  
Heavy Parking Available  
Local Ownership & Mgmt.



**Located at: 2231 11th Avenue E, North St. Paul, MN 55109**

Excellent opportunity for a large end cap space in a high traffic area in addition to space adjacent to the existing c-store. Just 2 blocks north of highway 36, on a high traffic corner. Aggressive rental rates, excellent visibility, brand new space, and plenty of surface parking.

**Year Built: 1988**

**Lot Size: 3.35 Acres**

**Building Square Feet: 23,362**

**Zoning: B-3, General Business District**



### FOR MORE INFORMATION CONTACT:

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## SALIENT FACT SHEET

<b>Building Address:</b>	2231 11th Ave, North St. Paul, MN 55109
<b>Year Built:</b>	1988
<b>Total Building Square Feet:</b>	23,362 sq. ft.
<b>Available Space:</b>	Suite B: 3,410 SF (Turn-key Liquor Store) Suite C: 2,295 SF (Ice Cream Shop) Suite J/K: 5,223 SF end cap
<b>Lot Size:</b>	3.35 acres
<b>Parking:</b>	248 open bituminous stalls
<b>Zoning:</b>	B-3 General Business District
<b>HVAC:</b>	Rooftop forced heat and air conditioning
<b>Net Lease Rate:</b>	\$12.00 per square foot
<b>CAM &amp; RE Tax:</b>	\$6.21 per square foot (2015)
<b>Amenities:</b>	<ul style="list-style-type: none"><li>● Oversized pylon sign</li><li>● Great visibility along Hwy 36</li><li>● Abundant natural light</li><li>● Heavy parking available</li></ul>
<b>Tenant Mix:</b>	C-Store, Restaurant, and Subway
<b>Traffic Count:</b>	16,800 VPD on McKnight Road N 8,700 VPD on 11th Ave E

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