

FORMER SPEEDWAY
1445 W 7th St.
St. Paul, MN 55102
For Sale or For Lease



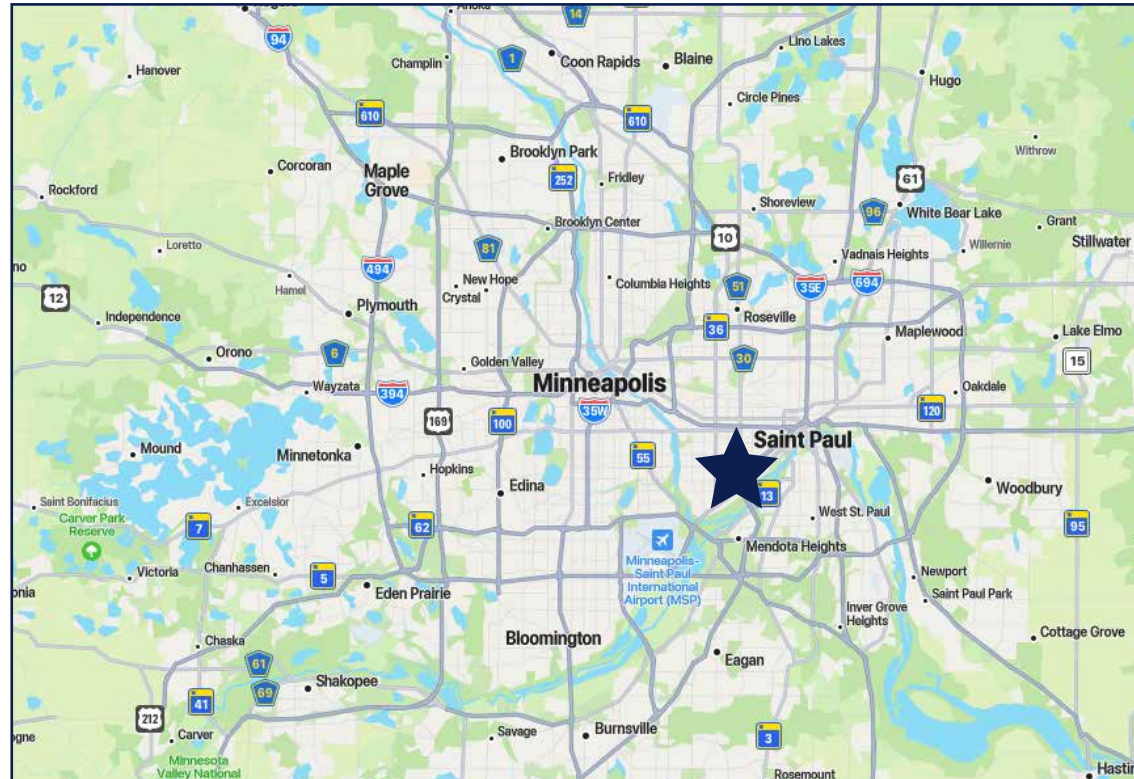
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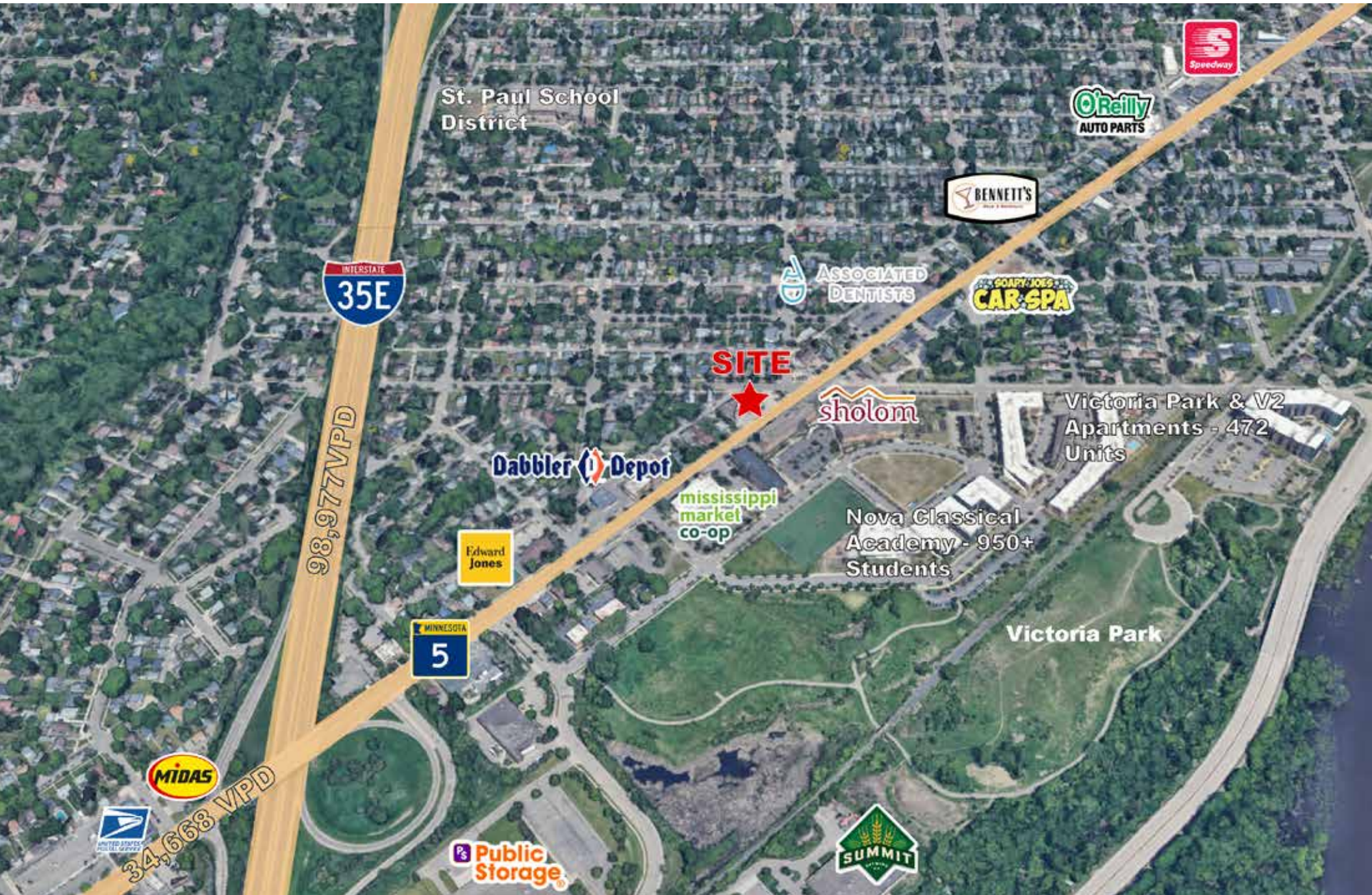
ADDRESS	1445 7th St W
CITY, STATE	St. Paul, MN 55102
SPACE AVAILABLE	3,542 SF
LOT SIZE	0.48 Acres
SALE PRICE	Negotiable
LEASE RATE	\$26.00/PSF
TAX 2025	\$49,552
YEAR BUILT	1994
COUNTY	Ramsey
PARKING	15 Surface

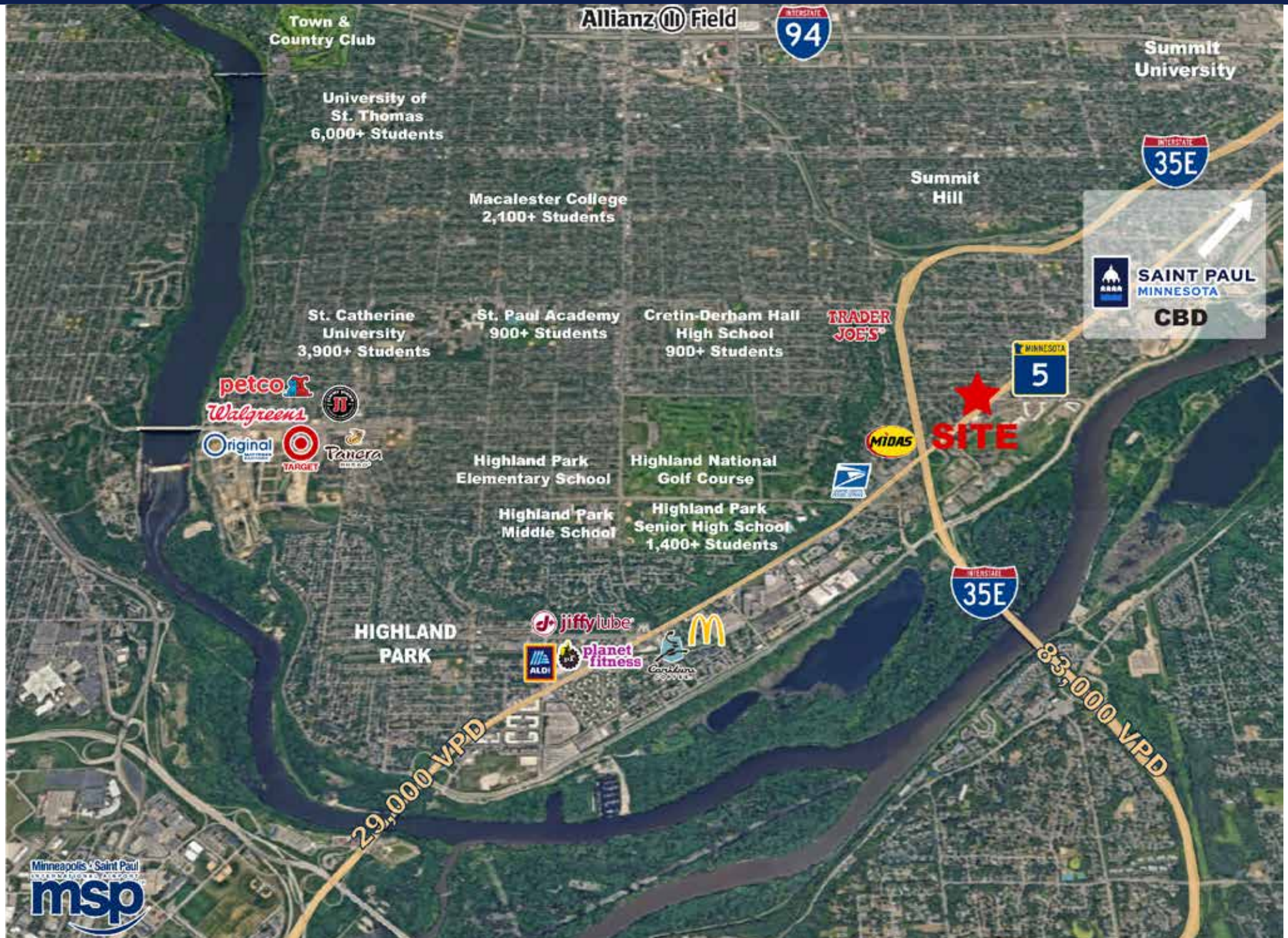


HIGHLIGHTS

- This property is situated on 7th Street West, a major thoroughfare in St. Paul seeing car counts of up to 13,800 VPD.
- Located in close proximity to I-35E seeing traffic counts of 90,160 VPD.
- This area is a well-known commercial corridor, home to a large mix of retail, services and other businesses.
- This property is located within 5 miles of the Saint Paul Central Business District and is within 10 miles of the Minneapolis CBD.
- All fuel pumps, tanks, and canopies to be removed.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	12,144	148,597	326,671
MEDIAN AGE	41.6	37.9	37.1
MEDIAN HH INCOME	\$84,151	\$83,584	\$80,723
AVERAGE HH INCOME	\$119,251	\$124,992	\$114,848







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