

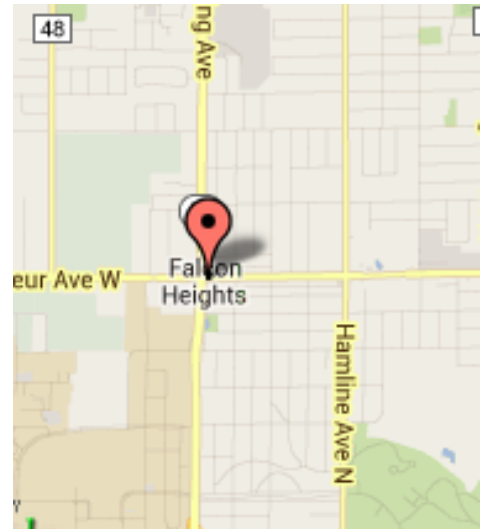
FOR LEASE

Falcon Heights

1544 Larpenteur Ave W
Falcon Heights, MN 55108



11,875 SF Leasable



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	12,302	102,904	380,112
Households	5,017	42,604	154,334
Avg HH Inc.	\$79,456	\$63,027	\$60,956
Daytime Pop.	6,494	78,205	255,805

Contact

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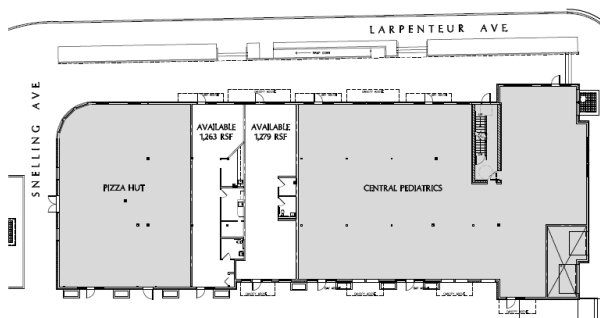
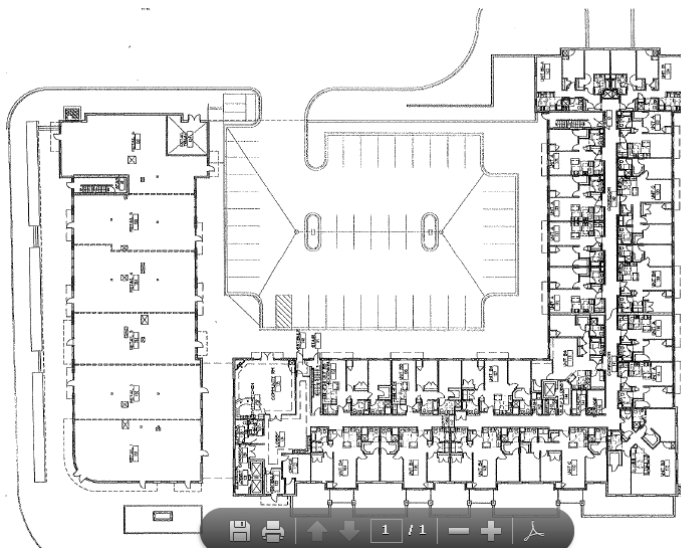
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This is a mixed-use project located on the corner of a very visible intersection. It is located on the corner of Snelling Avenue and Larpenteur Avenue. This first ring suburban location is surrounded by mature and new retail, office and residential real estate. The rental housing units above the commercial space are completely occupied. There is also new senior housing and townhouses to the east of the project. The first floor commercial space is anchored by Central Pediatrics and Pizza Hut.



Traffic Counts

Approximately 40,000 vehicles per day on Snelling Avenue with up to 100,000 vpd on the nearby arterial highways

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