

8,000 SF Retail,
Office, Medical

FOR LEASE

Frost English Village

1265 Frost Avenue East
Maplewood, MN 55109



Darrin Dufresne, Director of Commercial Leasing
P: (612) 843-4628 E: DDufresne@Sherman-Associates.com
www.Sherman-Associates.com



PROPERTY



NEIGHBORHOOD

SITE PLAN

Frost English Village

1265 Frost Avenue East
Maplewood, MN 55109

- Frost English Village Commercial is the 3rd Phase of mixed-use Frost English development
- Up to 8,000 sf of available space available for lease
- Lease rate negotiable
- Potential uses include retail, medical, office, and more
- Drive thru potential
- Close proximity to Highways 61, 36 and I-35E
- 5,200 VPD on Frost Avenue, 3,200 VPD on English Street
- Near Phalen Regional Park, Keller Golf Course, Lake Phalen, and Keller Regional Park

Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	9,300	121,182	280,948
Households	3,270	42,741	107,761
Daytime Pop.	1,799	42,604	205,135
Avg. HH Inc.	\$74,222	\$61,343	\$66,265

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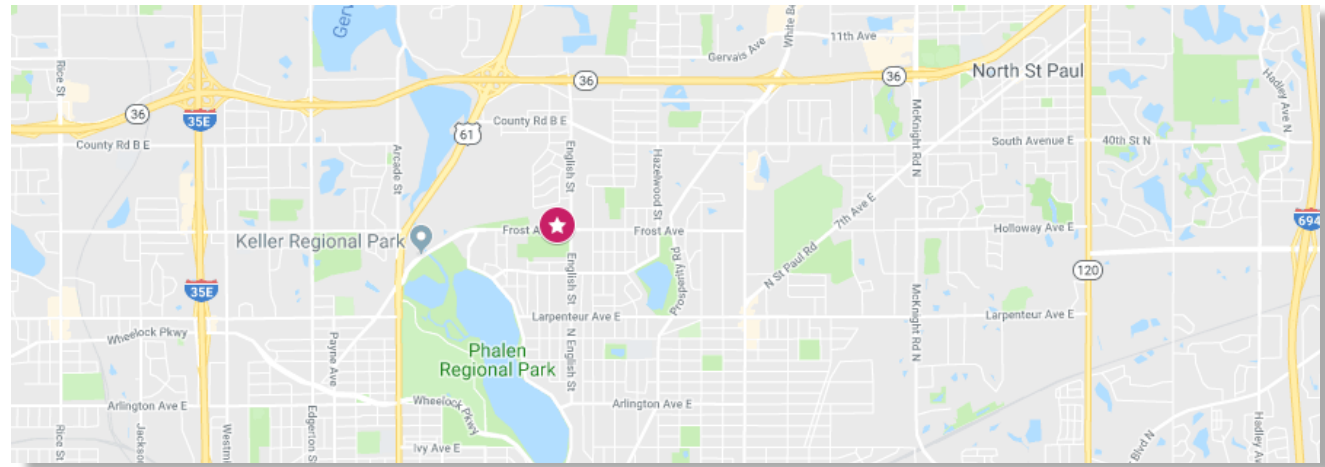
SITE PLAN

Maplewood

Maplewood is a suburb located just 10 minutes East of Downtown Saint Paul. It is bordered by Woodbury, Oakdale, North Saint Paul, White Bear Lake, Little Canada, and Saint Paul’s Payne-Phalen neighborhood. Maplewood is accessible via highways I-35E, 36, and 61. Major commercial arteries include Highway 61, Larpenteur Avenue East and White Bear Avenue.

Maplewood touts over 30 parks, various walking and biking trails, a nature center, and a handful of golf courses. The city is home to 3M’s corporate headquarters, Maplewood Mall, Myth Event Center, and St. John’s Hospital.

Area Map



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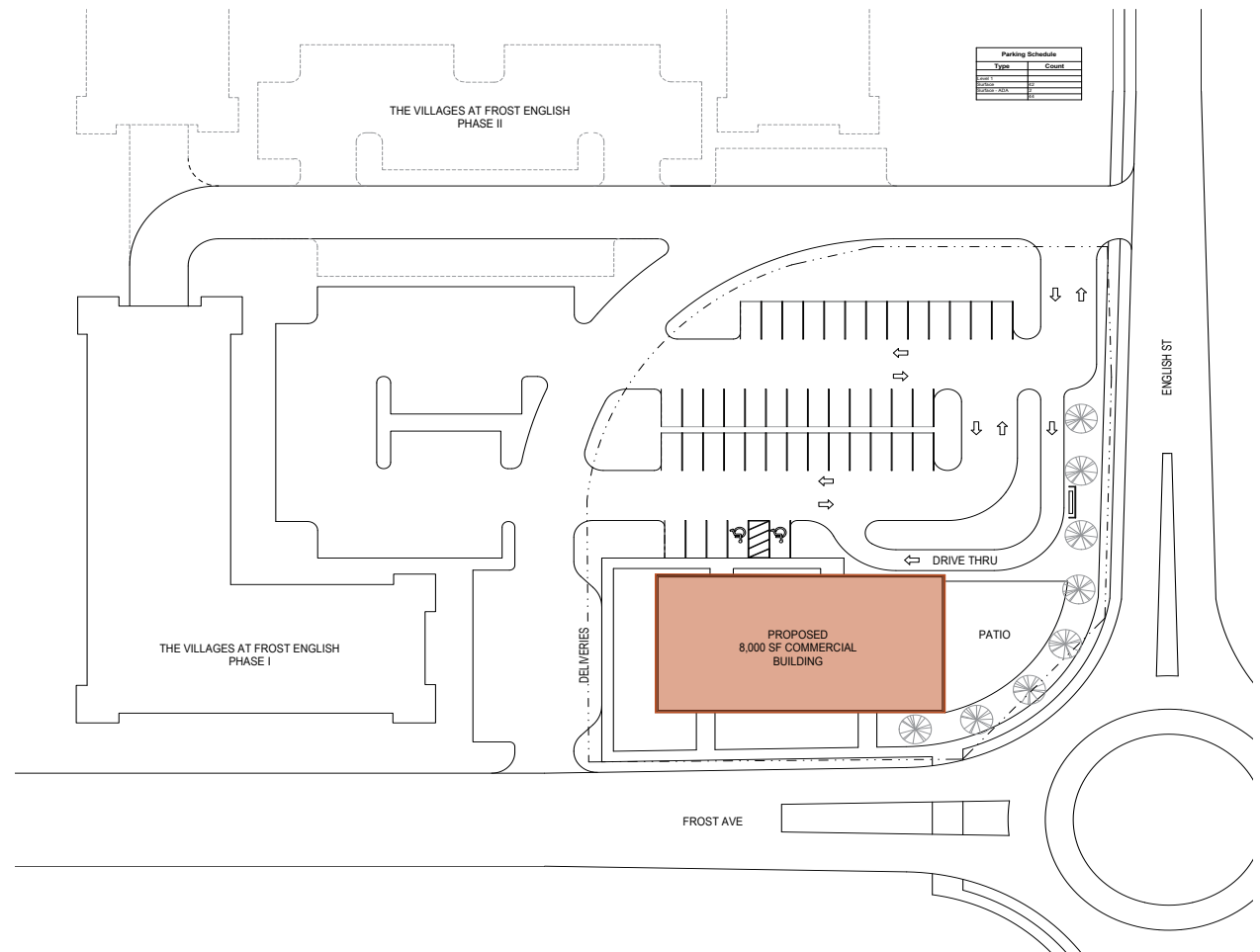
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SITE PLAN



Site Plan



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