



west side flats

a premier 2,500 - 5,000 SF riverfront restaurant opportunity in Saint Paul with unparalleled views

2,500 - 5,000 SF Restaurant Space | Saint Paul



West Side Flats Expansion Phase

60 Livingston Avenue South,
Saint Paul, MN 55107

Amenities

- A rare opportunity for a 2,500 - 5,000 SF riverfront restaurant space with unparalleled views of downtown Saint Paul
- Spacious patio overlooking the Mississippi
- Designated parking for restaurant
- Located in the West Side Flats Expansion Phase
- Total of 442 units and 10,000 SF retail in all phases
- Easy access to Downtown, I-35E, I-94, and Highway 52
- Steps from Harriet Island Park, marinas, & walking/biking trails
- High daytime populations with large corporations like Travelers Insurance (2,500 employees), Health Partners (4,700 employees), Securian (2,500 employees) all within a mile of the site downtown Saint Paul
- Ideal destination location for Twin Cities restaurant

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,275	147,640	343,508
Households	8,150	56,643	135,594
Avg. HH Inc.	\$55,523	\$58,233	\$65,296
Daytime Pop	70,562	146,676	226,754

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Area Map



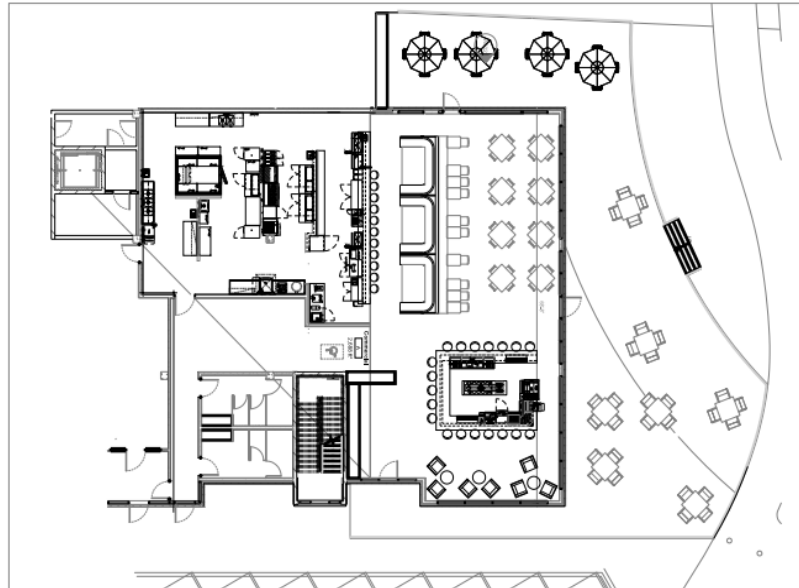
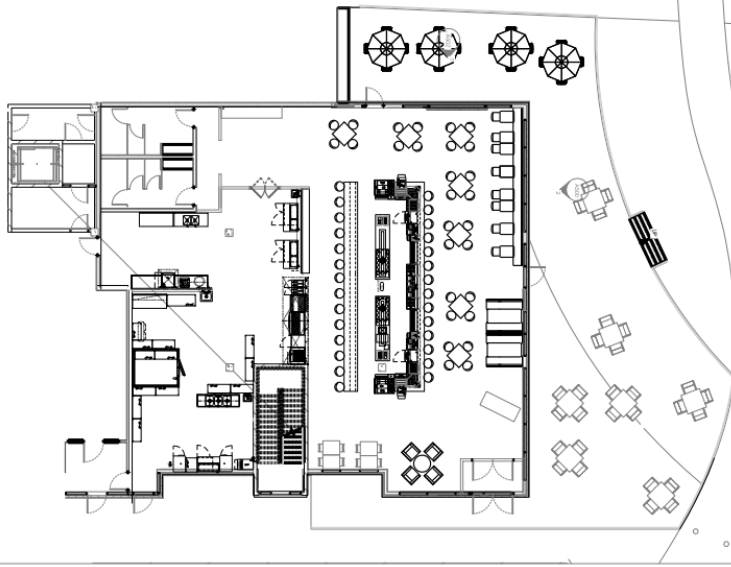
The Development



West Side Flats is comprised of **three phases**. The first phase was completed in 2014 and has 178 luxurious market rate units which are nearly 100% leased as well as 6,500 SF of commercial space which includes a yoga studio, coffee/tea shop, and a third tenant. The expansion phase will include a total of 264 units as well as the available **restaurant space**. The expansion phase is highly anticipated and will serve to accommodate the high housing and retail demand as well as the rapidly growing market in the area.



Sample Floor Plans



Please visit <http://www.sherman-associates.com/west-side-flats-expansion-phase/> for more information on this unique opportunity and for additional potential restaurant floorplans.

