



FOR LEASE

496 SNELLING AVE, ST. PAUL, MN

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St. Paul, MN

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- 1,100 SF
- Former Hype Nutrition space



PROPERTY INFORMATION

Property Name:	496 Snelling Ave
Description:	Multi-Tenant Retail/ Multifamily Building
Year Built:	1925
Available Space:	1,100 SF
Lease Rates:	\$23.00 PSF Net
Operating Expenses	TBD

TENANTS IN THE NEIGHBORHOOD

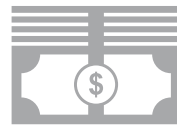
- Jardin Spanish Immersion
- Poke House & Tea Bar
- Walgreens
- Spy House Coffee
- Happy Nails
- Caron Chiropractic Clinic
- BMO Bank



DEMOGRAPICS



**2024
Households**



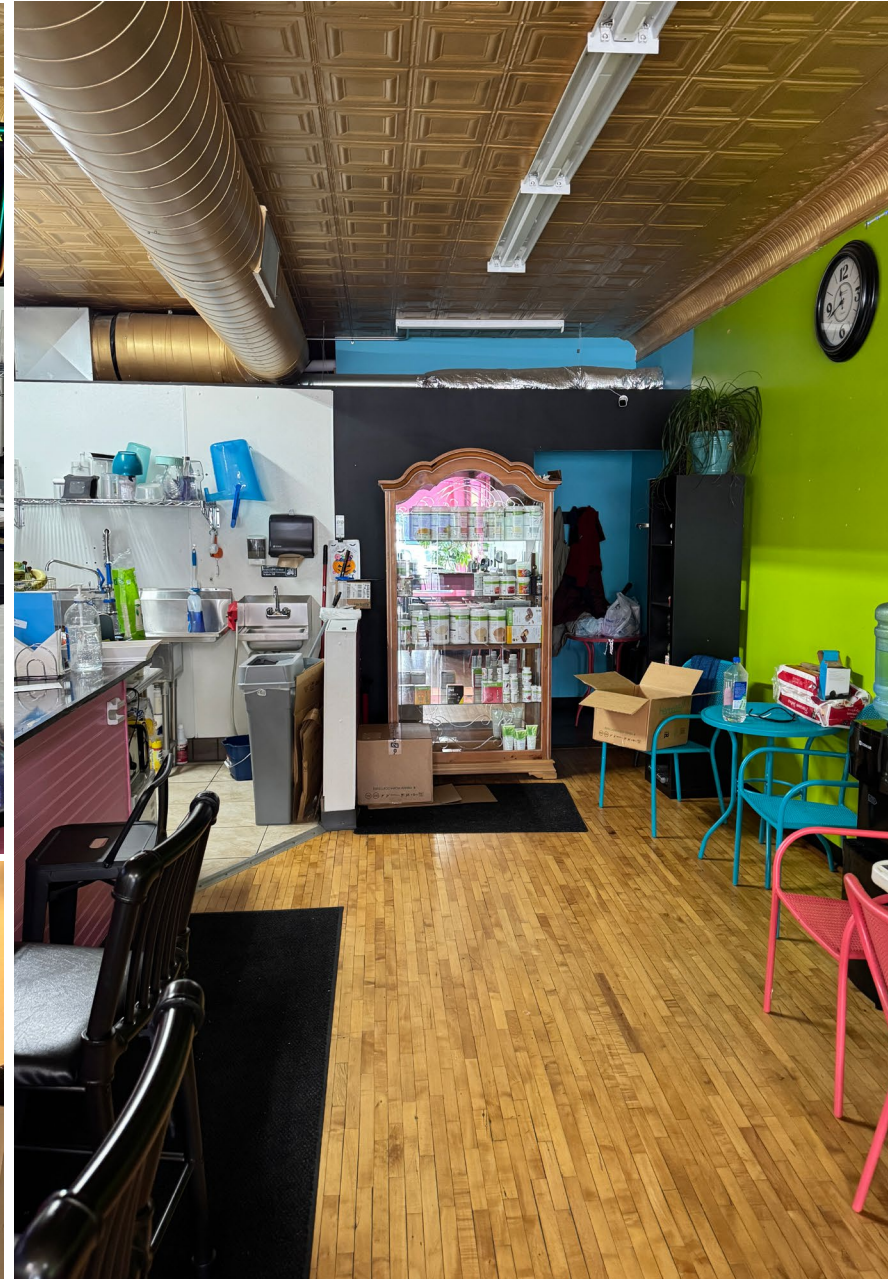
**2024 Average
Household Income**



**2024 Daytime
Population**

1 Mile	22,313	\$133,027	27,735
3 Miles:	142,489	\$104,645	206,915
5 Miles:	356,340	\$95,609	620,540

PROPERTY PHOTOS



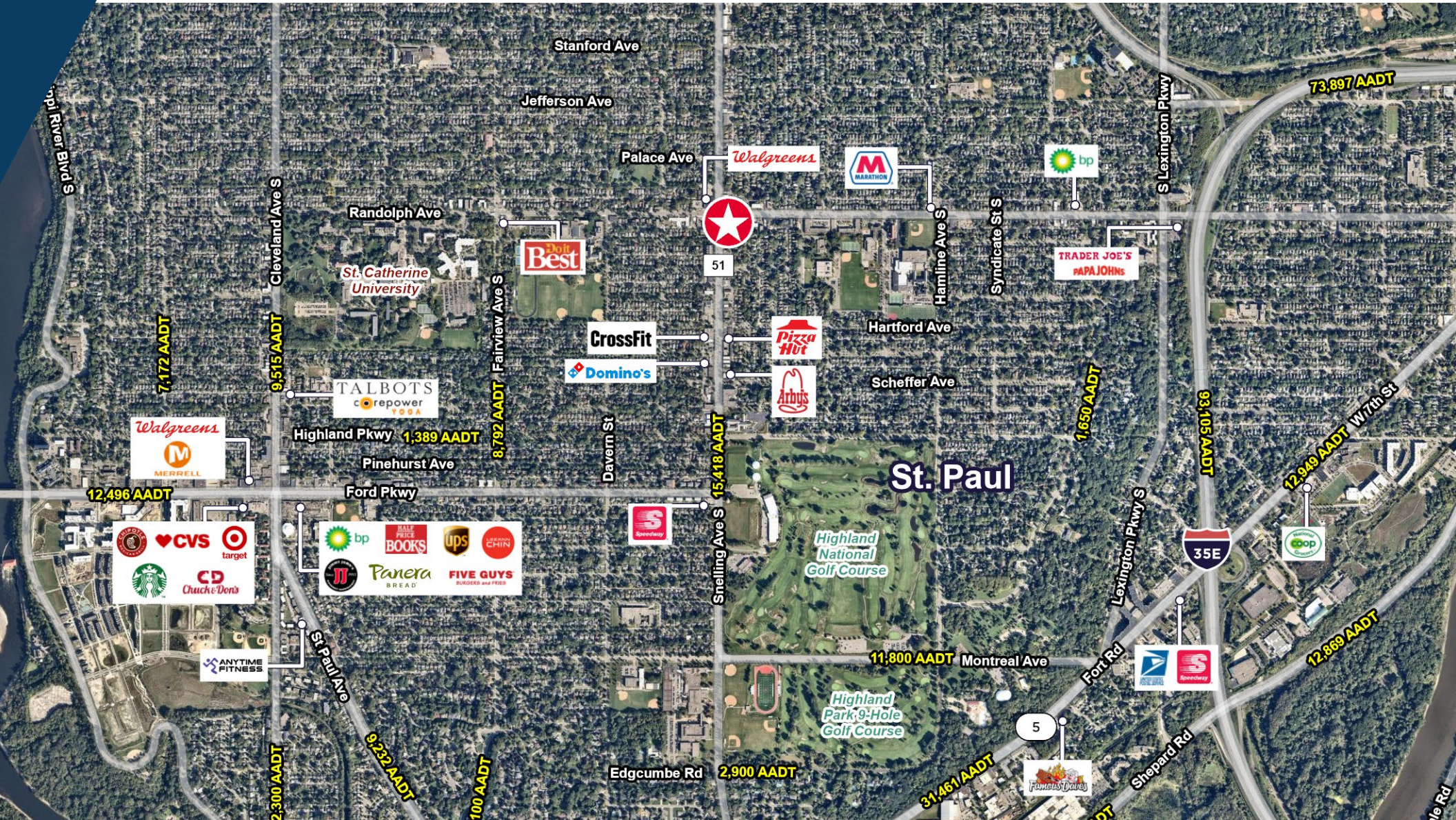
PROPERTY PHOTOS



AERIAL



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