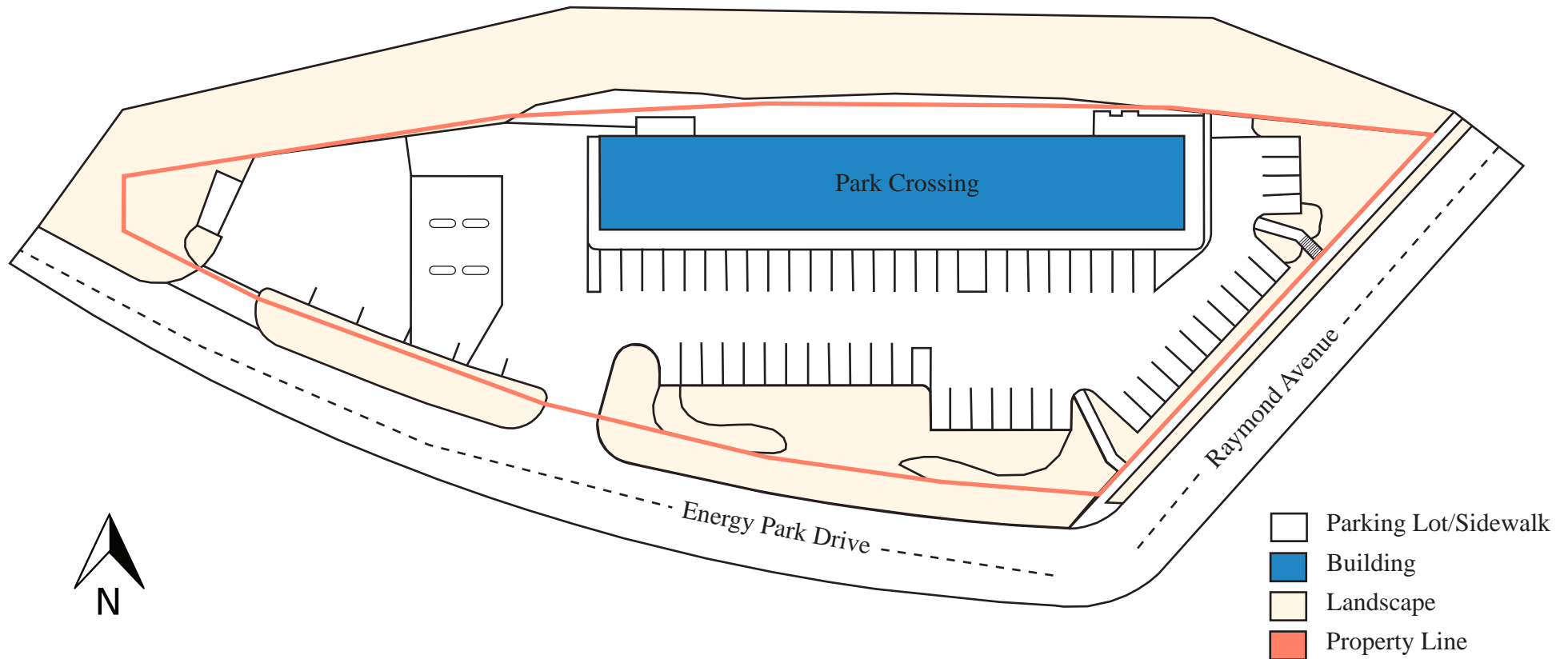


# PARK CROSSING



2233 Energy Park Drive, St. Paul, MN 55108

# SITE PLAN



## PROPERTY HIGHLIGHTS

- Seconds from Highway 280 and I-94
- Located immediately south of the St. Paul campus of the U of M
- Over 22,000 vehicles per day

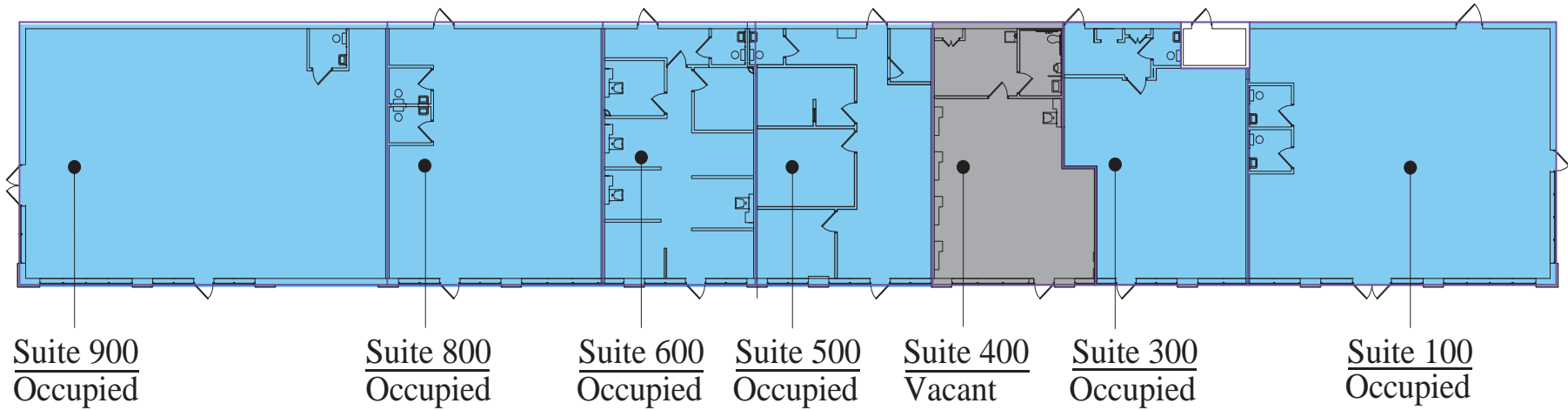
|                   |  |
|-------------------|--|
| ADDRESS           | 2233 Energy Park Drive, St. Paul, MN 55108 |
| BUILDING AREA     | 10,000 SF                                  |
| NUMBER OF STORIES | 1  |
| PARKING STALLS    | 68 Stalls                                  |
| CLEAR HEIGHT      | 12' 6"                                     |
| YEAR BUILT        | 1991                                       |



# FLOOR PLANS

## MAIN LEVEL

10,000 SF



- Building Common Area
- Vacant Retail Area
- Occupied Retail Area
- Vertical Penetration





HIGHWAY 280 56,000 VPD

ENERGY PARK DRIVE 13,800 VPD

RAYMOND AVENUE 10,400 VPD

## AREA DEMOGRAPHICS

|                  | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| POPULATION       | 10,762   | 152,232  | 780,712  |
| HOUSEHOLDS       | 4,470    | 60,711   | 204,016  |
| HOUSEHOLD INCOME | \$83,611 | \$72,172 | \$74,124 |

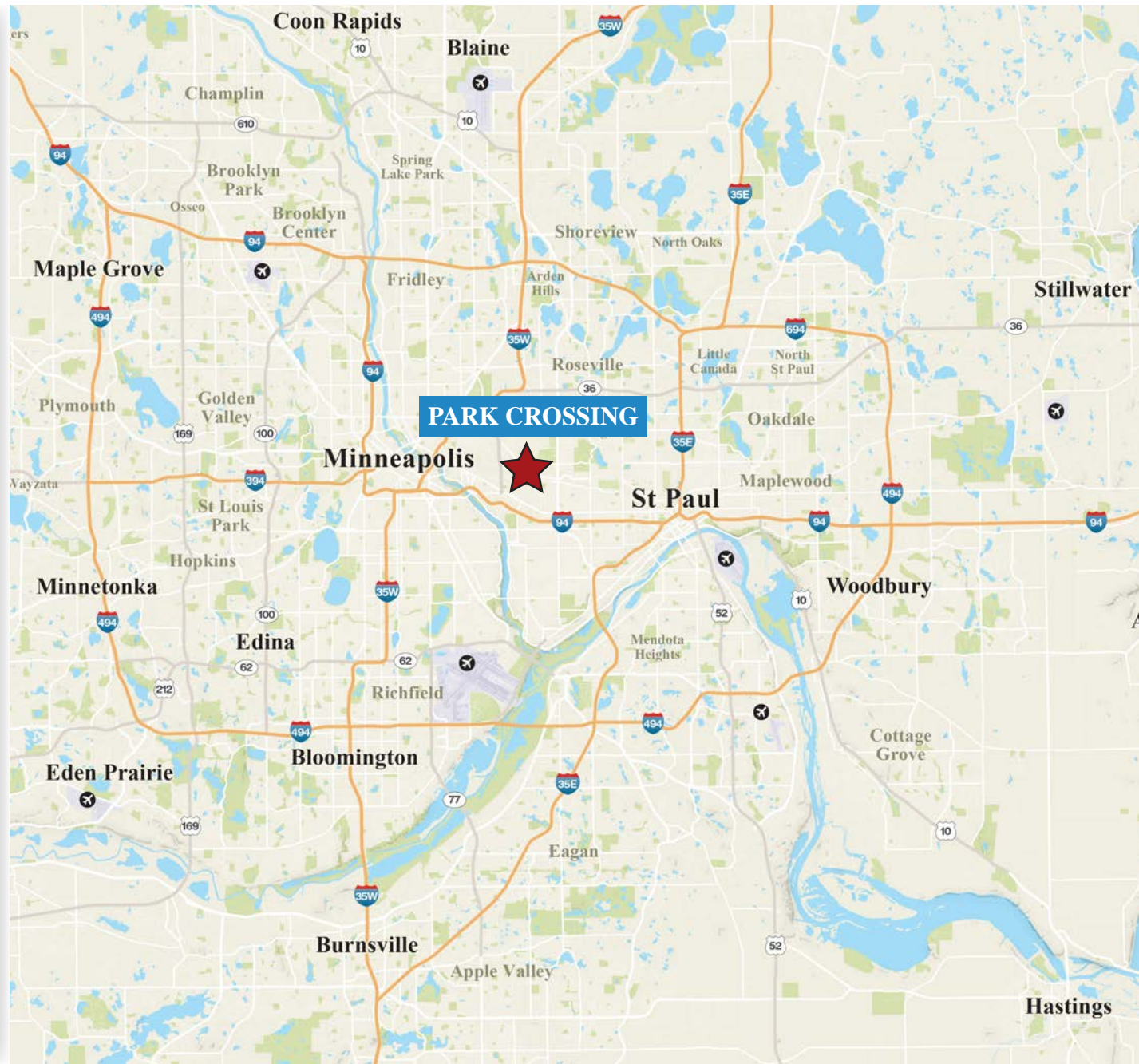
# CONTACTS

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## Ashley Burdine

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