

FOR SALE

**NEWLY REFURBISHED | 3 TENANT
RETAIL PROPERTY**

103

CONCORD EXCHANGE N

SOUTH SAINT PAUL, MN



PROPERTY INFORMATION

- WELL LOCATED SOUTHEAST METRO LOCATION
- GREAT ACCESS TO 494 AND OTHER MAJOR TRANSIT COORIDORS
- RECENT IMPROVEMENTS

Address	103 Concord Exchange N South St. Paul, MN
Year Built	1947/2019
% Leased	100%
Tenants	The Lab Salon Rustic Floral Woodworking Shop
Building Size	9,963 SF
Sale Price	\$2,275,000
Cap Rate	7.26%
Price PSF	\$228 PSF
In-place NOI	\$161,319

WILLIAM MELIN, CCIM
Senior Director
+1 952 200 7890
william.melin@cushwake.com

HUDSON BORTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

AMBER VICKERMAN
Associate
+1 763 302 9337
amber.vickerman@cushwake.com

JAKE KELLY
Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com



PROPERTY PHOTOS





103 CONCORD EXCHANGE

PERMANENT PARKING EASEMENT



11 MINUTES SOUTHEAST OF DOWNTOWN ST. PAUL



MEDIUM HOUSEHOLD INCOME \$82,644



3 MILE RADIUS POPULATION OF 60,283

CONTACT



WILLIAM MELIN, CCIM
Senior Director
+1 952 200 7890
william.melin@cushwake.com



AMBER VICKERMAN
Associate
+1 763 302 9337
amber.vickerman@cushwake.com



JAKE KELLY
Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com



HUDSON BORTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
industrialmn.com