

Vadnais Heights | MN 55127
3580 Arcade Street

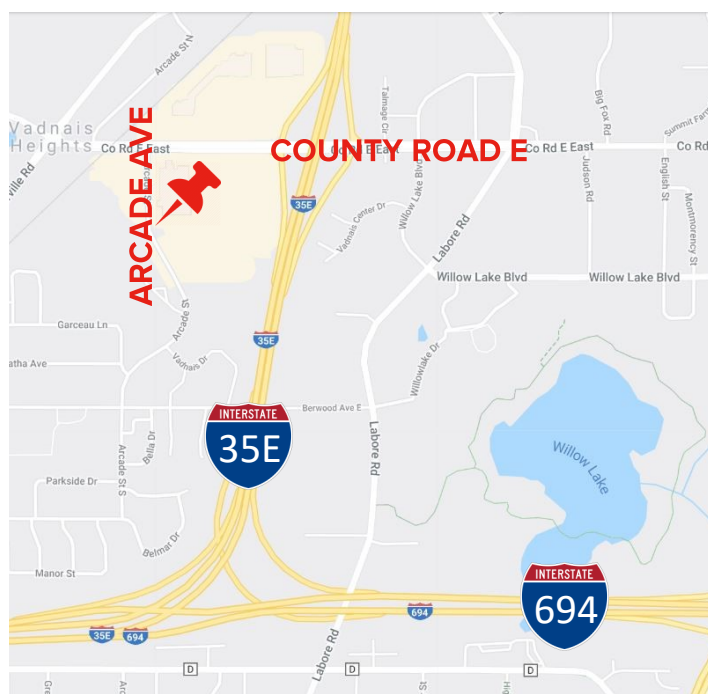


Land For Sale



PROPERTY HIGHLIGHTS

- 1.64 acres of land for sale (71,438 square feet)
- Sale price: \$8.26 per square foot or \$590,000
- City Center Zoning
- Ponding completed
- Park dedication completed
- Sewer and water located on property
- New to the area Metro Transit Park-and-Ride, Summit Orthopedics and Wal-Mart expansion and remodel
- Located in the SW quadrant of I35E and County Road E
- Easy access to I35E via County Road E



2025 4th Street | Suite 106
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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AREA TENANTS

- Advanced Family Dental
- AT&T
- Bella Tan
- Cherry Berry
- Chipotle
- Cities Credit Union
- Community National Bank
- D&L Liquor
- Dollar Tree
- Dunn Brothers Coffee
- Erik's Bike Shop
- Famous Footwear
- Fresh Tyme
- GNC
- Great Clips
- Holiday Inn
- Jersey Mike's Sub
- Jimmy's Conference Center
- KFC
- Kumon Math Reading Success
- Mad Jack's
- Massage Envy
- Metro Transit Park-and-Ride
- Panera Bread
- Papa Murphy's
- Perkins

- Sassy Nails
- Sports Clips
- Summit Orthopedics
- Super America
- Target
- Wal-Mart
- Wells Fargo



The City of **Vadnais Heights** is a vibrant community with strong neighborhoods, thriving businesses, beautiful woods, lakes, wetlands, and trails. Called "home" by approximately 13,000 people, Vadnais Heights is located in northeast Ramsey County, covers approximately 8.5 square miles, and is just minutes away from downtown Saint Paul and Minneapolis.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,131	54,259	182,260
Median HH Income	\$66,029	\$64,510	\$64,293
Average HH Income	\$86,398	\$87,692	\$89,170

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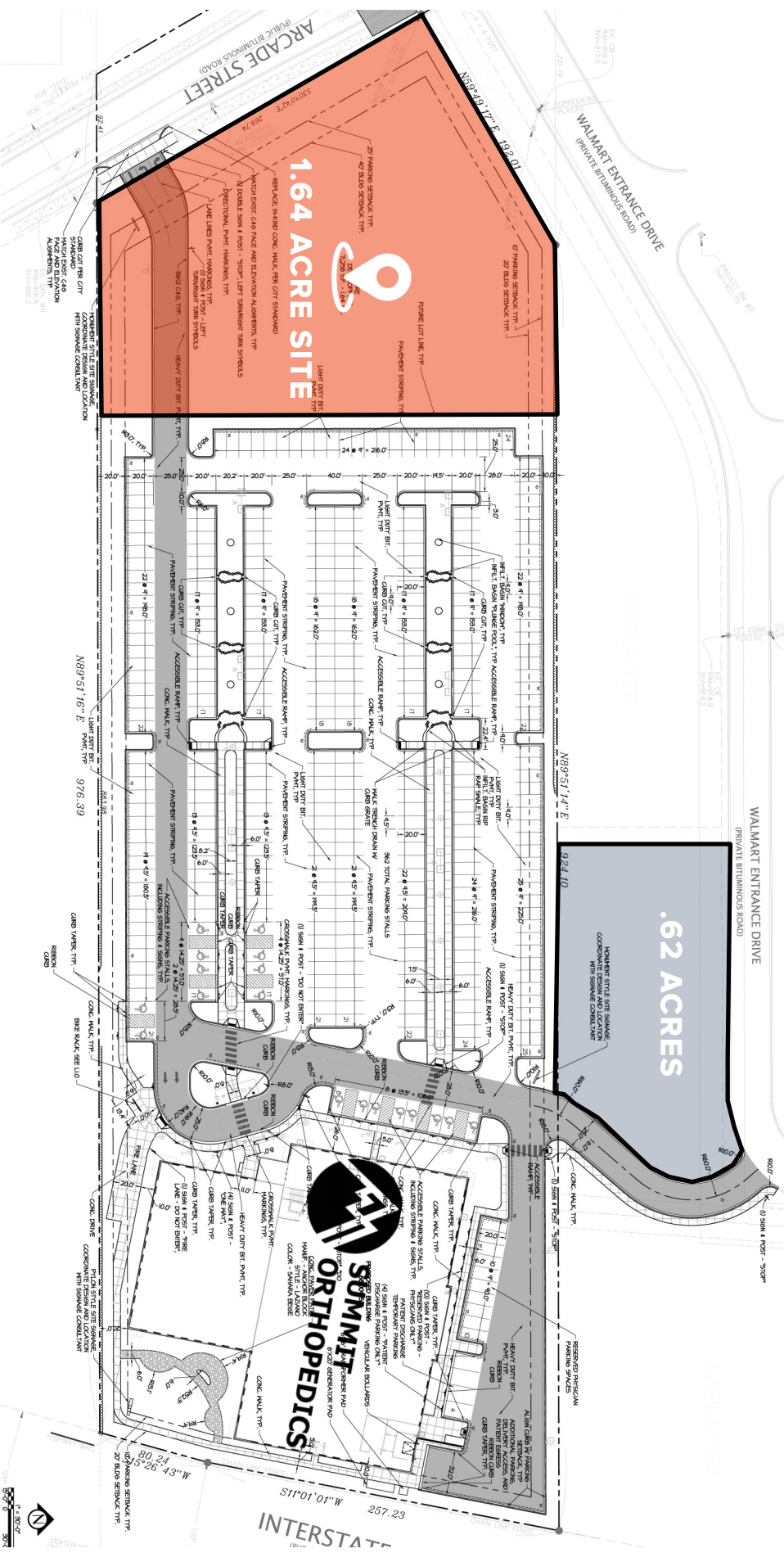


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