

FOR LEASE

Milton Square: A Historic Landmark

2258 COMO AVENUE

Saint Paul, MN 55108

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE(S):	Variable
TENANT MIX:	Retail/Office (Residential on the Upper Floors)
AVAILABLE SF:	±539 SF to ±1,800 SF; 5 Total Suites
NUMBER OF BUILDINGS:	3
PARKING:	36 Stalls
YEAR BUILT:	1909-1912
GBA:	26,865 SF
PROPERTY WEBSITE:	northco.com

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PROPERTY DESCRIPTION

SVN | Northco is pleased to present for lease, as exclusive advisor to ownership, Milton Square, an iconic and historic ±26,865 SF mixed-use neighborhood center in charming St. Anthony Park, MN, just steps from the University of Minnesota-St. Paul campus, and in close proximity to both Downtown Minneapolis and Downtown Saint Paul. St. Anthony Park is an affluent and growing neighborhood in the Minneapolis-Saint Paul metropolitan area; household incomes within 1 mile average nearly \$110K. The center has a fantastic tenant mix across thirteen distinct commercial space, with nine apartments on the upper floors. The available suites would be suitable for a broad spectrum of businesses.

Built between 1909 and 1912, Milton Square has served as a hub for commerce, socializing, and creativity for more than a century. In addition to the activity that is generated from the commercial and residential tenants, Milton Square hosts regular happenings such as holiday markets, artisan fairs, and the beloved Yuletide Faire. In addition, spaces like the Tamarack Room within the square are frequently used for author readings, workshops, and small community events.

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Landmark mixed-used complex located at the intersection of "Main and Main", Como Avenue and Carter Avenue, in the heart of historic St. Anthony Park
- Available retail/office suites range from ±539 SF to ±1,800 SF
- Great and varied local tenant mix including Nico's Tacos, All Seasons Cleaners, June Room (vintage), Tax Cat Accounting, and many more
- Strong local ownership and management
- Large surface lot available to all tenants with 36 stalls
- A beautiful courtyard and extensive gardens welcome every visitor to the complex
- The second and third floors of the complex are comprised of a total of nine (9) apartments
- Located directly across the street from the famed St. Anthony Park Public Library, a Carnegie library
- Strong demographics including nearly \$110K average HH income within 1 mile, and average home values at approximately \$410,000 in the neighborhood
- Nearby retailers include Frattallone's Hardware, the Finnish Bistro, Colossal Cafe, Tim and Tom's Speedy Mark, Sunrise Bank, and the Minnesota Stair Fairgrounds
- Just blocks from the University of Minnesota - St. Paul campus, and Luther Seminary

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ADDITIONAL PHOTOS



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RENT ROLL (COMMERCIAL TENANTS)

SUITE	TENANT NAME	SIZE SF
2232 Carter	Tamarack Room	1,740 SF
2228 Carter	Flexible Lease with Fancy That / Available	1,800 SF
2230 Carter, Suite 5	The Makery	680 SF
2230 Carter, Suite 6	Almost Heaven Nail Studio	688 SF
2230 Carter, Suite 7	Bob's Fly Shop	680 SF
2230 Carter, Suite 9	AVAILABLE	680 SF
2230 Carter, Suite 8	AVAILABLE	680 SF
2230 Carter, Suite 10	Tax Cat Consulting	680 SF
2234 Carter	All Seasons Garment Care & Tailoring	826 SF
2236 Carter	Marigold Bottle Shop	395 SF
2238 Carter	June Room	1,465 SF
2260 Como	Nico's Taco Bar on Como	3,460 SF
2262 Como	Studio Hair	375 SF
2242 Carter	Yes/Yes Vintage	600 SF
2244 Carter	AVAILABLE	550 SF

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2228 CARTER



SUITE HIGHLIGHTS

- Available with 30 days' notice to the current tenant, Fancy That
- The lease rate is negotiable. Utilities (electric plus phone/internet, and any other utilities specifically used by tenant) will be paid separately.
- Approximately 1,800 square feet
- Lower level suite with Private Entrance
- Recently remodeled with new epoxy flooring and paint
- The suite features charming exposed brickwork, along with one of the original stone fireplaces (not currently functional)
- Formerly a salon & skincare spa, so there is ample infrastructure for that use. If another use is desired both the space itself, and the zoning, is very flexible.
- Located on the east end of the courtyard in the 2228 Carter Avenue building
- Most recent tenant: Fancy That MN, Photo Credit: Fancy That MN



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2230 CARTER, SUITE 9

SUITE HIGHLIGHTS

- Available now
- Ideal for retail or office use
- The lease rate is \$1,650/month plus utilities (electric plus phone/internet, and any other utilities specifically used by tenant)
- Approximately 680 square feet
- Second floor suite
- The suite shares a "lobby" with the former Bob's Fly Shop (currently being re-tenanted with a use), The Makery (first floor), and Tax Cat Consulting (shares the second floor)
- Pristine suite with new paint, fixtures, and new flooring in several areas
- Private bathroom
- Located on the south end of the courtyard within the 2230 Carter Avenue building
- Most recent tenant: Morningstar Psychotherapy



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2230 CARTER, SUITE 9 - ADDITIONAL PHOTOS



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2230 CARTER, SUITE 8



SUITE HIGHLIGHTS

- Available on 7/18/25
- The lease rate is \$1,600/month plus utilities (electric plus phone/internet, and any other utilities specifically used by tenant)
- Approximately 680 square feet
- First floor suite
- Overlooks the courtyard garden
- The suite shares a "lobby" with the former Bob's Fly Shop (currently being re-tenanted with a new use). Tax Cat Consulting and a vacant suite are on the second floor of the building.
- The suite has a commercial kitchen
- Located on the south end of the courtyard within the 2230 Carter Avenue building
- Most recent tenant: The Makery

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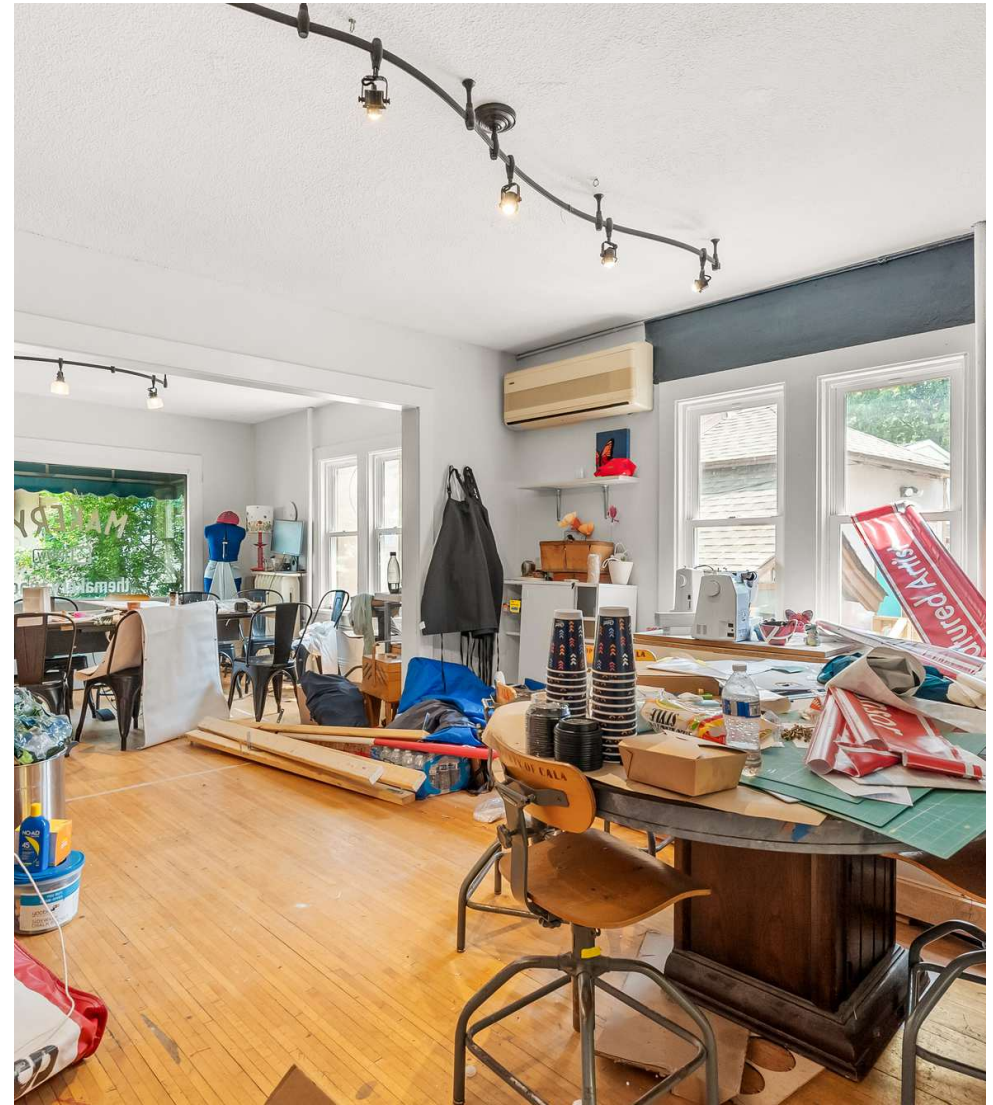
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2230 CARTER, SUITE 8 - ADDITIONAL PHOTOS



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2242 CARTER

SUITE HIGHLIGHTS

- Available on 9/1/25
- The lease rate is \$1,700/month plus utilities (electric plus phone/internet, and any other utilities specifically used by tenant)
- Approximately 600 square feet
- First floor suite with private entrance
- Charming retail store with a decorative ceiling
- Street frontage in the 2242 Carter Avenue building in the end-cap suite
- Most recent tenant: Yes/Yes Vintage



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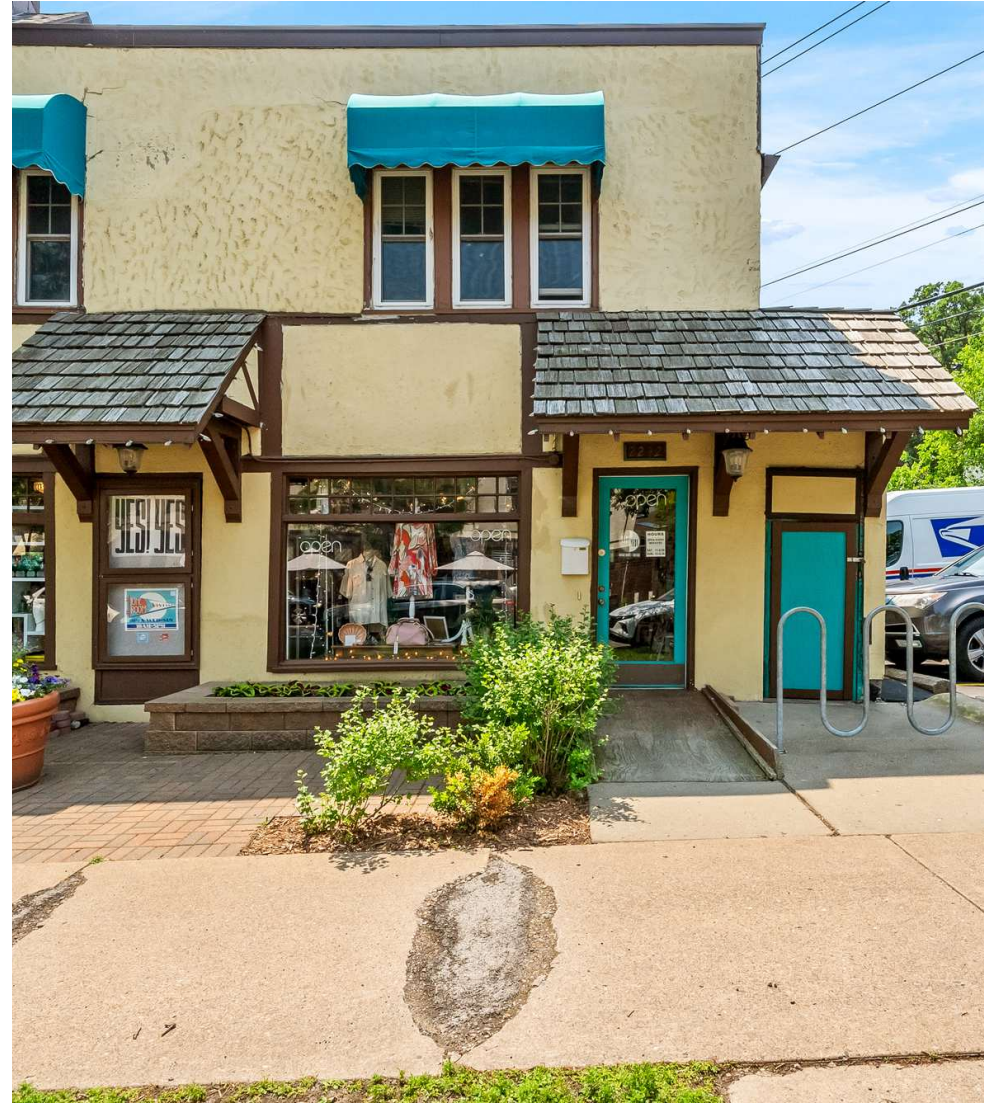
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2242 CARTER - ADDITIONAL PHOTOS



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2244 CARTER



SUITE HIGHLIGHTS

- Available now
- The lease rate is \$1,250/month plus utilities (electric plus phone/internet, and any other utilities specifically used by tenant)
- Approximately 550 square feet
- Lower level suite
- The suite has a private entrance
- Pristine suite with new paint and fixtures, along with exposed brick
- Shared bathroom
- Located adjacent to the parking lot within the 2244 Carter Avenue building
- Most recent tenant: Milton Investment Company



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SUBMARKET INFORMATION



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MILTON SQUARE | 2258 Como Avenue Saint Paul, MN 55108

LOCATION DESCRIPTION

Milton Square is located in the St. Anthony Park neighborhood of Saint Paul, Minnesota, at the intersection of Como Avenue and Carter Avenue. This charming commercial and residential complex sits in a walkable, village-like setting known for its historic architecture and community-focused atmosphere.

Key location highlights:

Near University of Minnesota – St. Paul Campus: Just a short walk or drive away, drawing academic and professional foot traffic.

Close to both downtown Saint Paul and Minneapolis: Centrally located for easy access to both city centers.

Surrounded by residential neighborhoods: Primarily composed of early 20th-century homes, creating a built-in local clientele.

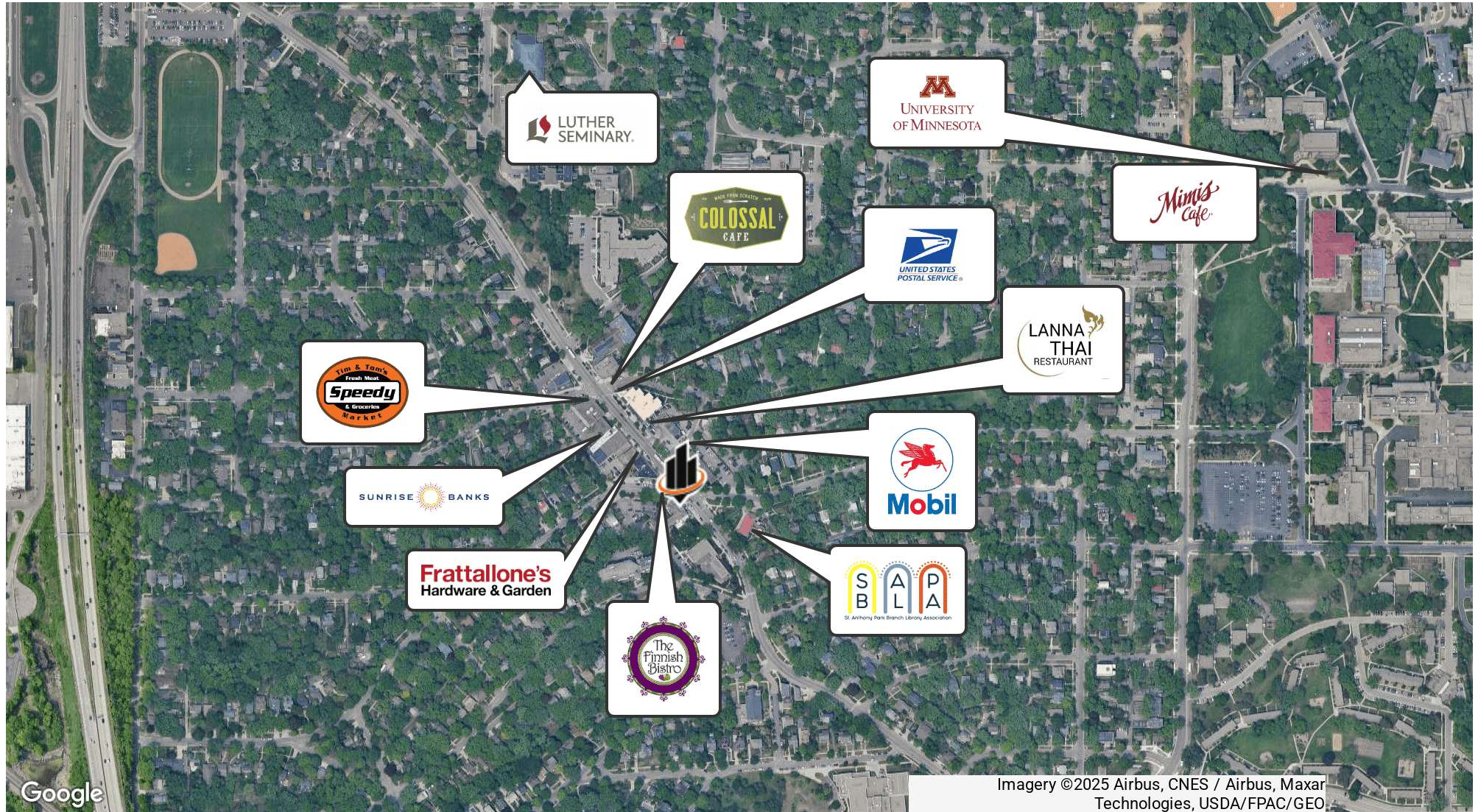
On a quaint commercial strip: Milton Square anchors a collection of small shops, cafes, restaurants, and services that give the area its village feel.

This location is prized for its blend of urban accessibility and neighborhood charm, making it a unique and vibrant destination in the Twin Cities.

LOCATION DETAILS

MARKET	Saint Paul
SUB MARKET	Saint Anthony Park
COUNTY	Ramsey
CROSS STREETS	Como Avenue and Carter Avenue

RETAILER MAP



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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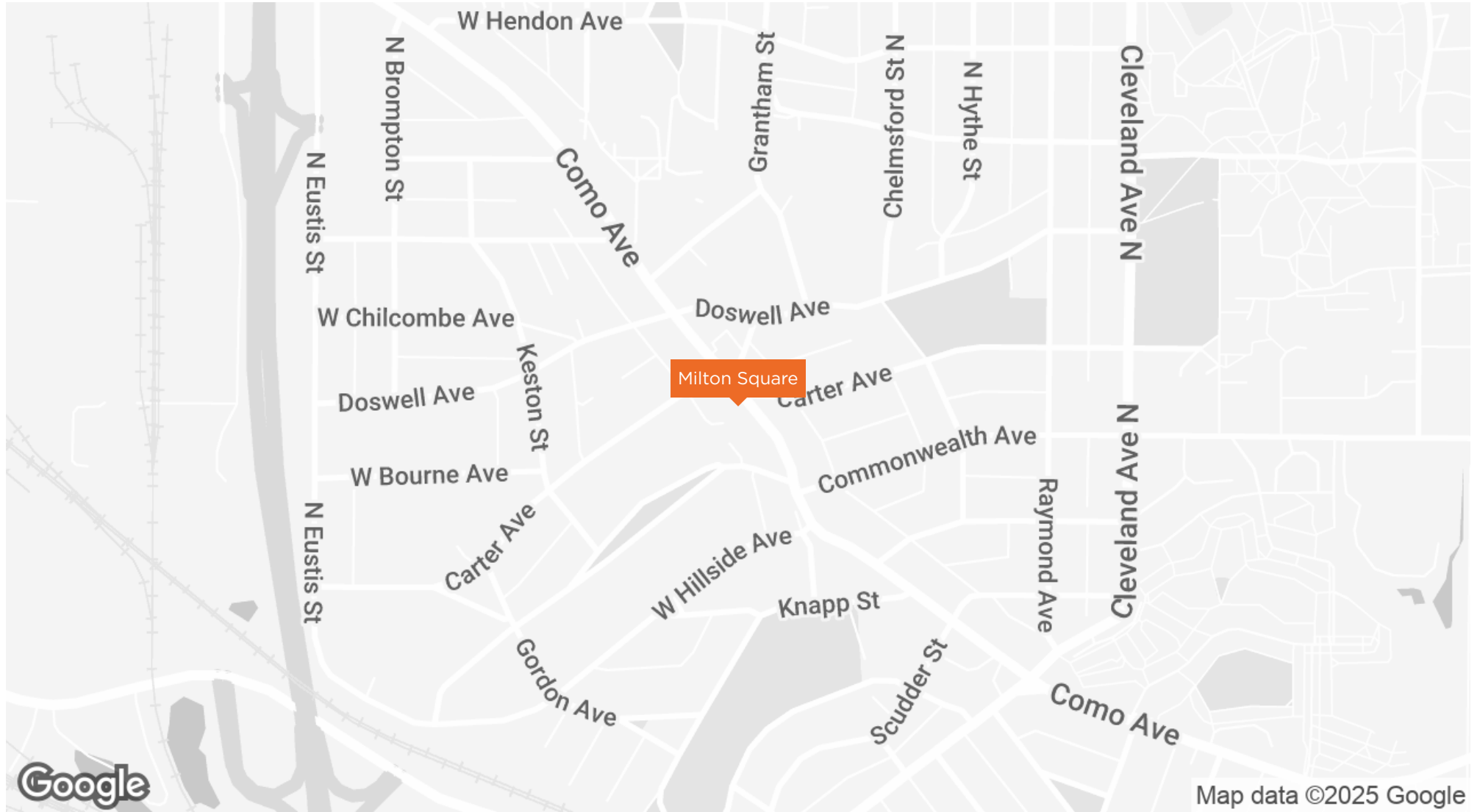
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

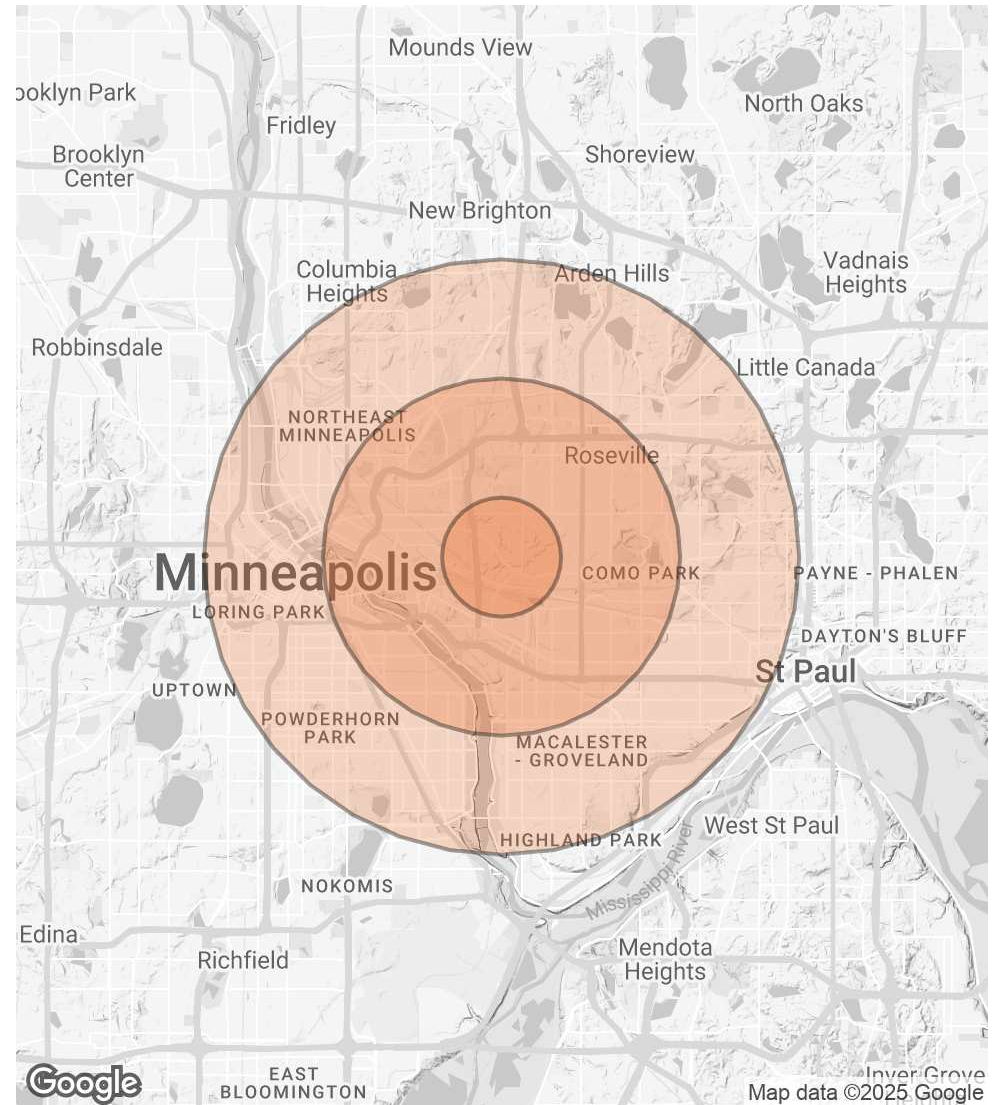
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,442	146,222	471,591
AVERAGE AGE	37	35	37
AVERAGE AGE (MALE)	37	35	37
AVERAGE AGE (FEMALE)	38	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,221	60,668	201,273
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$108,574	\$92,525	\$97,521
AVERAGE HOUSE VALUE	\$448,916	\$421,359	\$389,669

Demographics data derived from AlphaMap



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