

The Grove

246 Snelling Ave

St. Paul | MN 55105

For Lease

New Medical Space



UPLAND
REAL ESTATE GROUP, INC.

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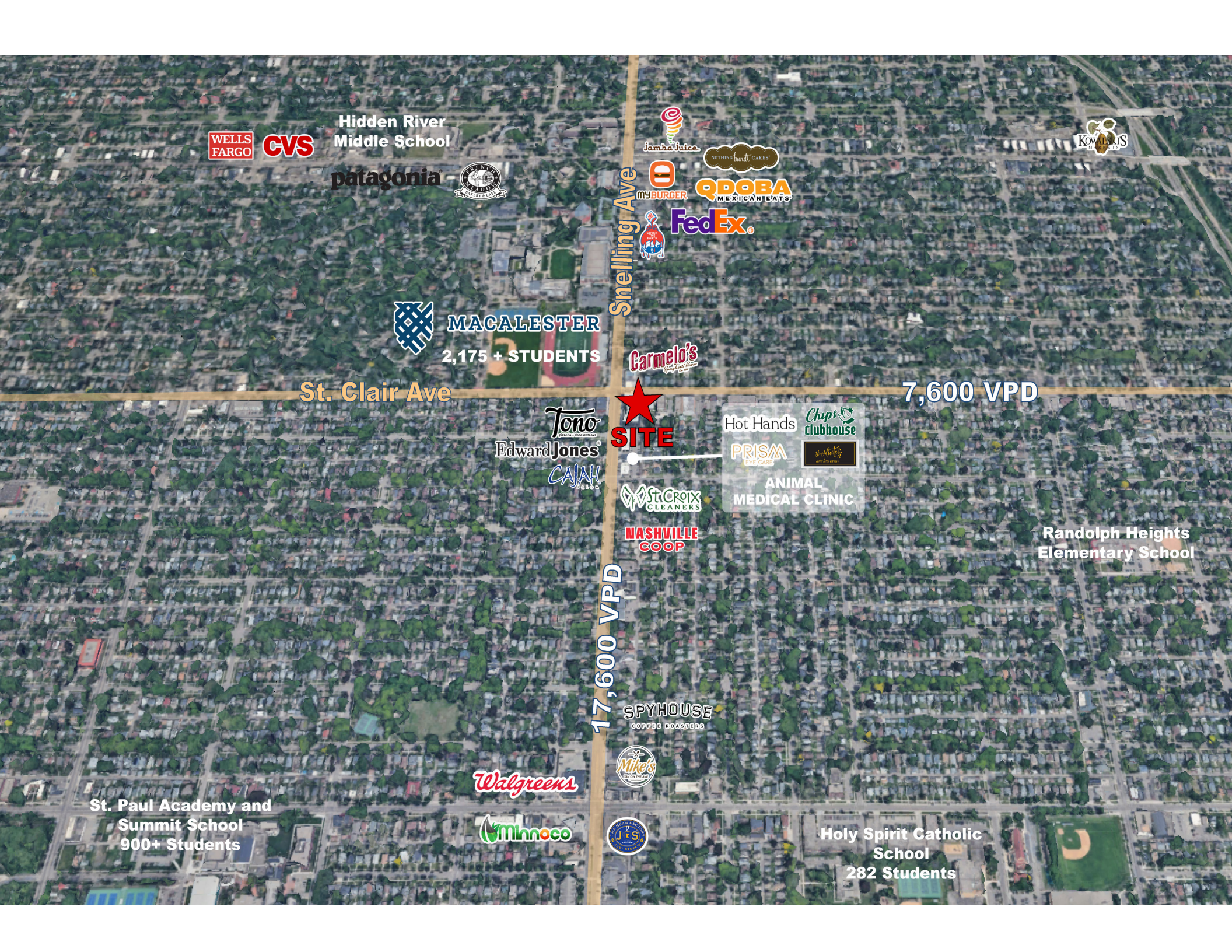
THE OPPORTUNITY

Address	246 Snelling Ave
City, State	St. Paul 55105
Space Available	4,295 SF
Net Lease Rate	\$29.00 PSF
Tax & CAM 2026	\$8.81 PSF
County	Ramsey
Building Built	2019
Commercial Parking	Abundant street parking with 2 exclusive parking spaces in the garage 12am to 7pm during the week. Additionally, 10 shared/non-exclusive spaces in the garage M-F 12am to 3:59pm and Sat & Sun before 10am.

Location Highlights:

- Located on Snelling Avenue, one of the most recognized streets in St. Paul, MN
- Located across Snelling Ave from very well-known Macalester College with 2,174 students
- One Mile from University of St. Thomas - 9,800 Students
- Growing trade area within the Groveland/Highland neighborhood
- This location is in the middle of the two large trade areas of Highland Park and Grand Avenue.





Hidden River
Middle School

patagonia



Snelling Ave



MACALESTER

2,175 + STUDENTS

St. Clair Ave



Hot Hands



ANIMAL
MEDICAL CLINIC



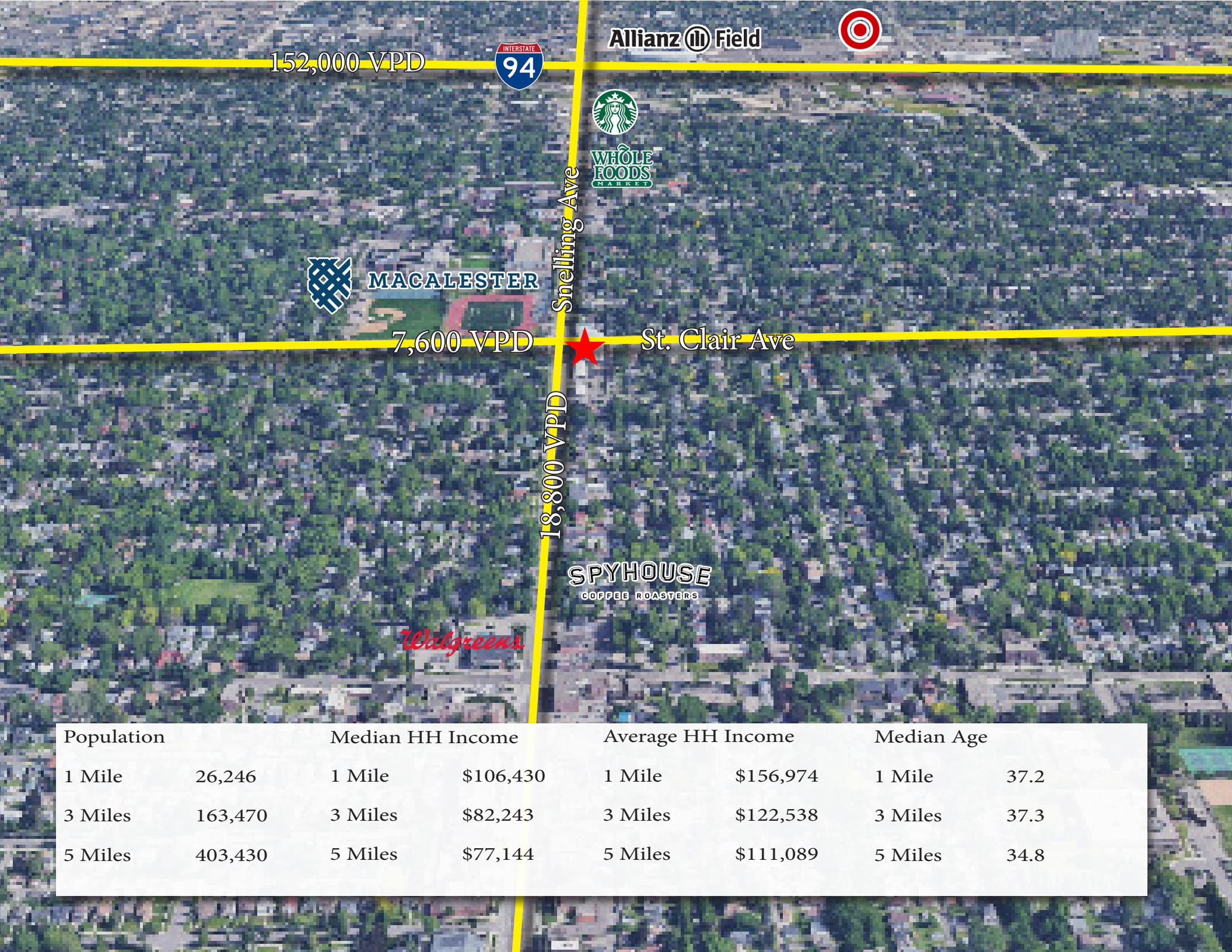
Randolph Heights
Elementary School

17,600 VPD



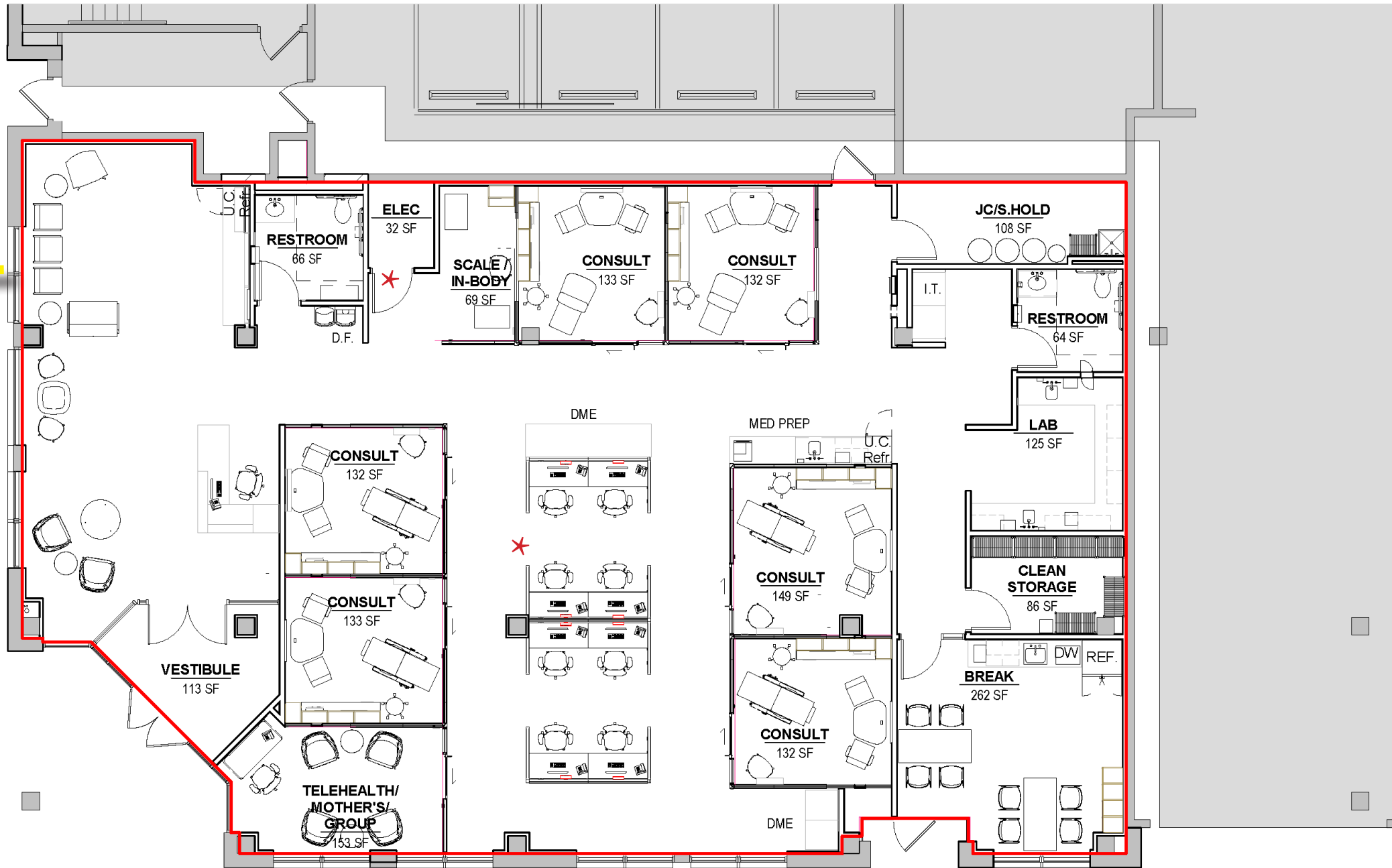
St. Paul Academy and
Summit School
900+ Students

Holy Spirit Catholic
School
282 Students



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	26,246	1 Mile	\$106,430	1 Mile	\$156,974	1 Mile	37.2
3 Miles	163,470	3 Miles	\$82,243	3 Miles	\$122,538	3 Miles	37.3
5 Miles	403,430	5 Miles	\$77,144	5 Miles	\$111,089	5 Miles	34.8

As-Built Floor Plan



* Electrical door relocated

* DME open area slightly new layout

Note: Plan will need to be field verified

Interior Photos



Interior Photos





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