

The Grove

246 Snelling Ave
St. Paul | MN 55105
For Lease

New Medical
Space



UPLAND
REAL ESTATE GROUP, INC.

Rob Kost, CCIM
612.465.8530
rob@upland.com

Kirby Pieri
612.465.8523
kirby@upland.com



THE OPPORTUNITY

Address 246 Snelling Ave

City, State St. Paul 55105

Space Available 4,295 SF

Lease Rate \$29.00 PSF

Tax & CAM 2023 \$12.00 PSF

County Ramsey

Year Built 2019

Abundant street parking with planned
10 daytime parking garage stalls
and an additional 3 24-hour garage
stalls (total 13)

Parking



152,000 VPD



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

Macalester
College

8,900 VPD

Snelling Ave

18,800 VPD

St. Clair Ave

SPYHOUSE
COFFEE ROASTING CO.

Walgreens

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	26,105	1 Mile	\$101,708	1 Mile	\$135,547	1 Mile	36.9
3 Miles	159,927	3 Miles	\$79,292	3 Miles	\$110,111	3 Miles	36.7
5 Miles	400,412	5 Miles	\$71,078	5 Miles	\$99,239	5 Miles	34.1

CVS
Pharmacy



Grand Ave

INDOCHIN
SENCHA
Wet Paint

patagonia
ACE
Hardware

BREADSMITH
DUNN BROS
COFFEE

10,700 VPD

myBURGER

COASTAL
SEAFOODS

SHERWIN
WILLIAMS

MACALESTER

Snelling Ave S

St. Clair Ave

Animal Medical Clinic
BODHI
massage therapy
CARMELO'S
ST. PAUL CORNER DRUG

7,600 VPD

Tono
CAJAH
Edward Jones
MAKING SENSE OF INVESTING

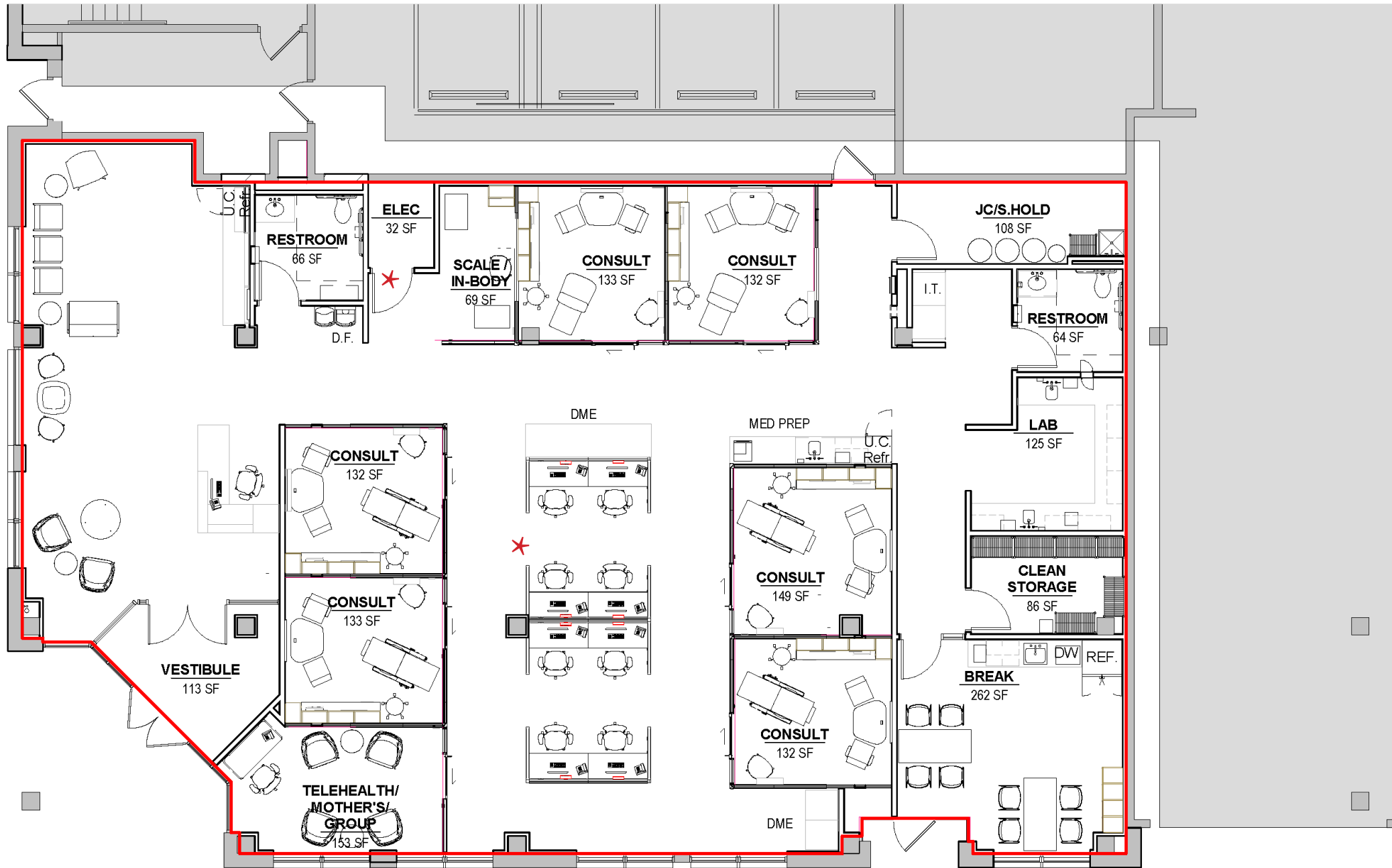

SITE

CINEMA BALLROOM
TWIN CITIES PREMIER BALLROOM & LATIN DANCE STUDIO
R
The Square

21,852 VPD

W Jefferson Ave

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





UPLAND
REAL ESTATE GROUP, INC.

Rob Kost, CCIM
612-465-8530
rob@upland.com

Kirby Pieri
612-465-8523
kirby@upland.com