

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



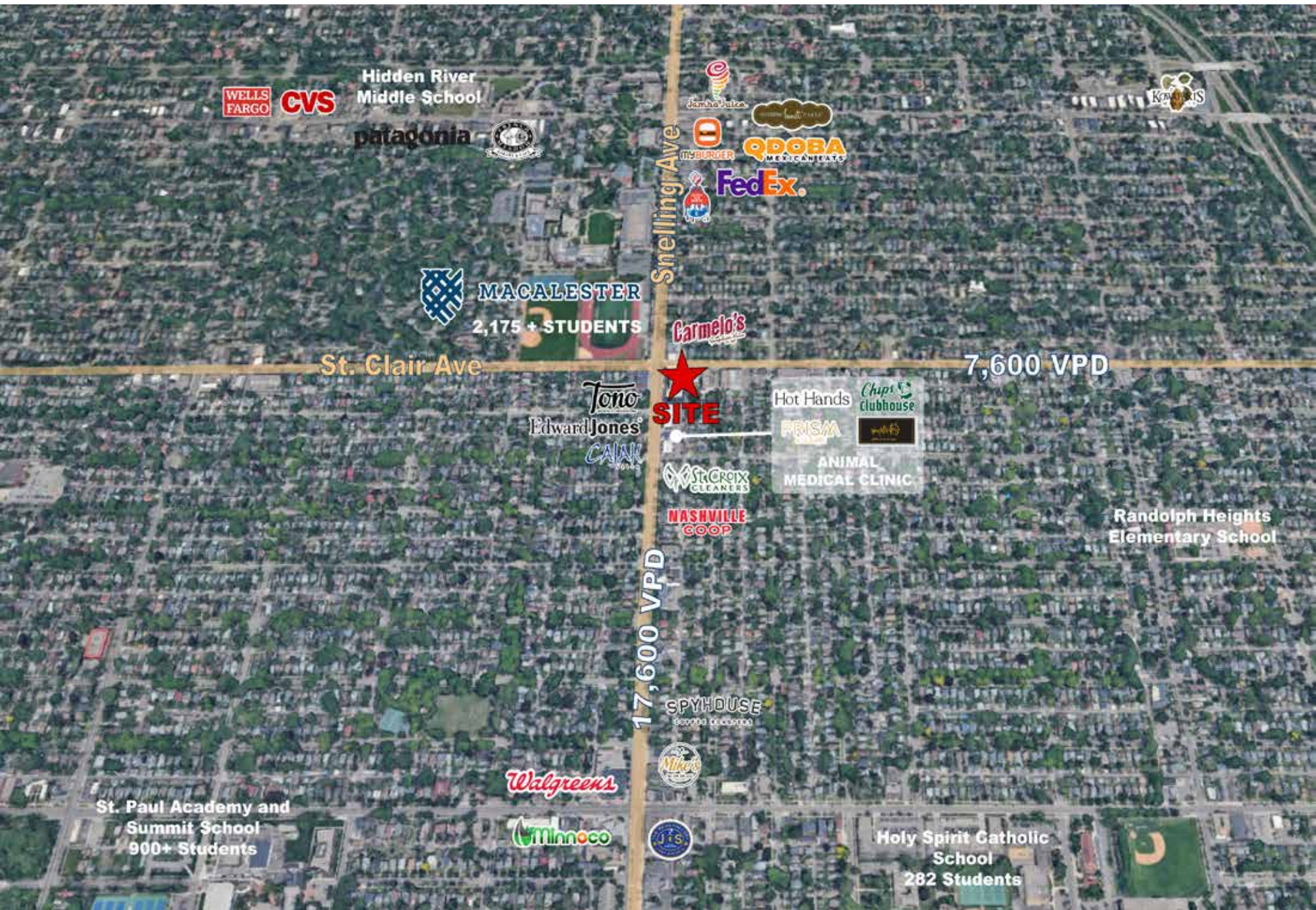
THE OPPORTUNITY

Address	246 Snelling Ave
City, State	St. Paul 55105
Space Available	4,295 SF
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.





WELLS FARGO

Hidden River Middle School

patagonia



Snelling Ave



QDOBA MEXICANEATS



FedEx



MACALESTER

2,175 + STUDENTS

St. Clair Ave



SITE

Tono
Edward Jones
CAIA



NASHVILLE COOP

Hot Hands

Chips & Clubhouse



ANIMAL MEDICAL CLINIC

Randolph Heights Elementary School

17,600 VPD

SPYHOUSE



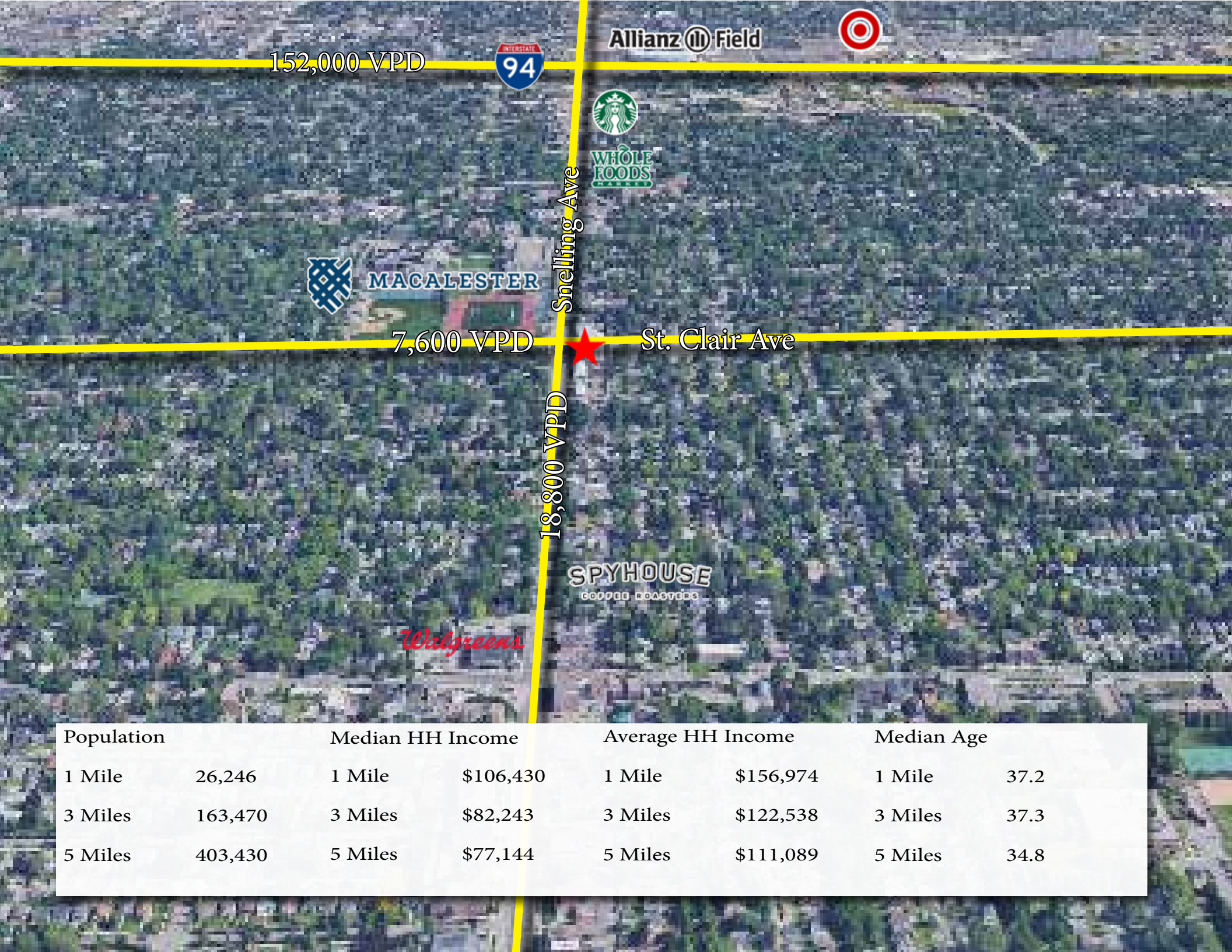
Walgreens

Minnoco



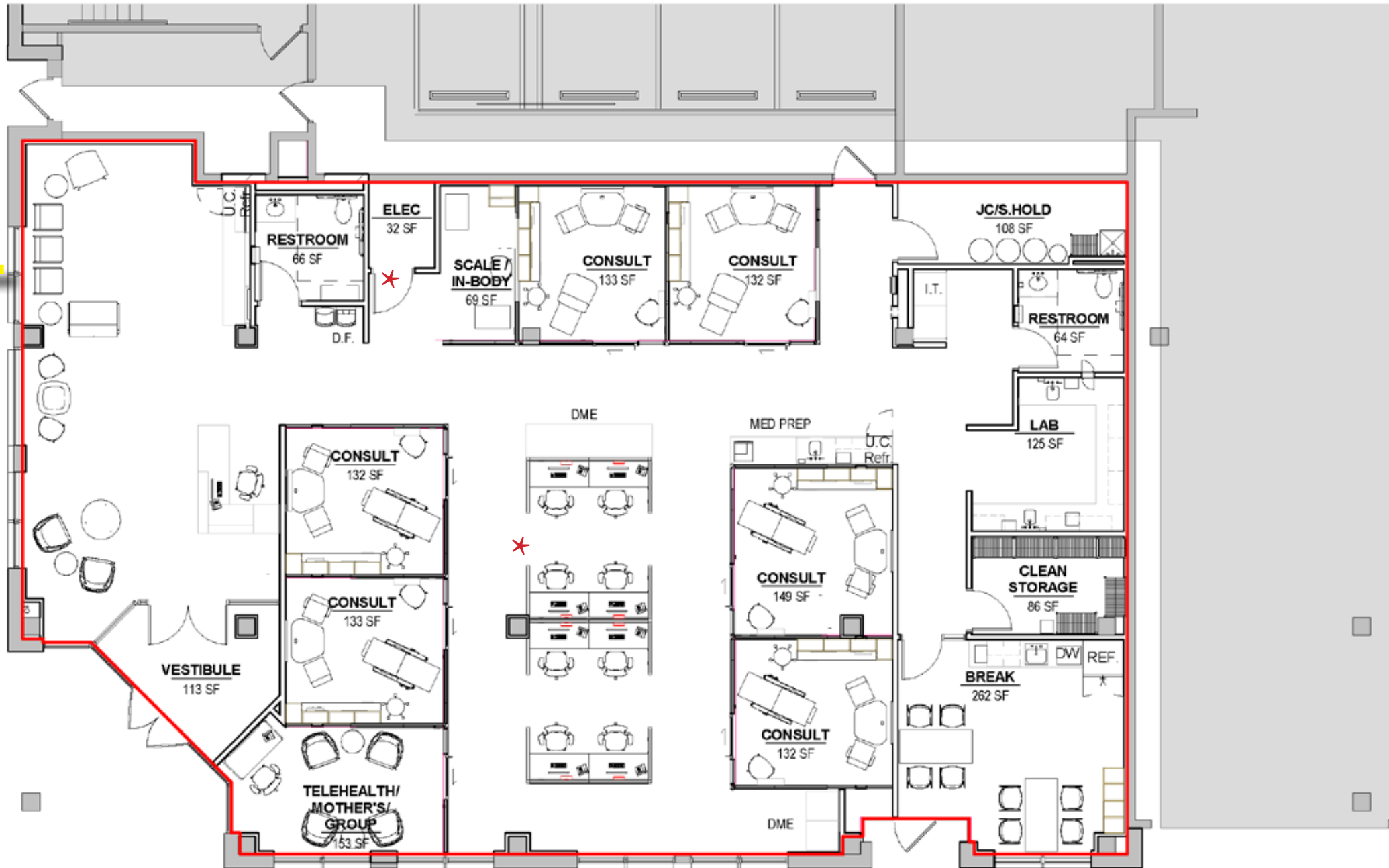
St. Paul Academy and Summit School
900+ Students

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





UPLAND
REAL ESTATE GROUP, INC.

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

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