

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.



WELLS FARGO CVS

Hidden River Middle School

patagonia



NOTHING BUT GAKES



Snelling Ave



QDOBA MEXICAN EATS



FedEx



MACALESTER

2,175 + STUDENTS



St. Clair Ave

7,600 VPD



Tono

Hot Hands



Edward Jones

CAJAH

PRISM EYE CARE



ANIMAL MEDICAL CLINIC

NASHVILLE COOP

Randolph Heights Elementary School

17,600 VPD

SPYHOUSE GOPPER ROASTERS

Walgreens

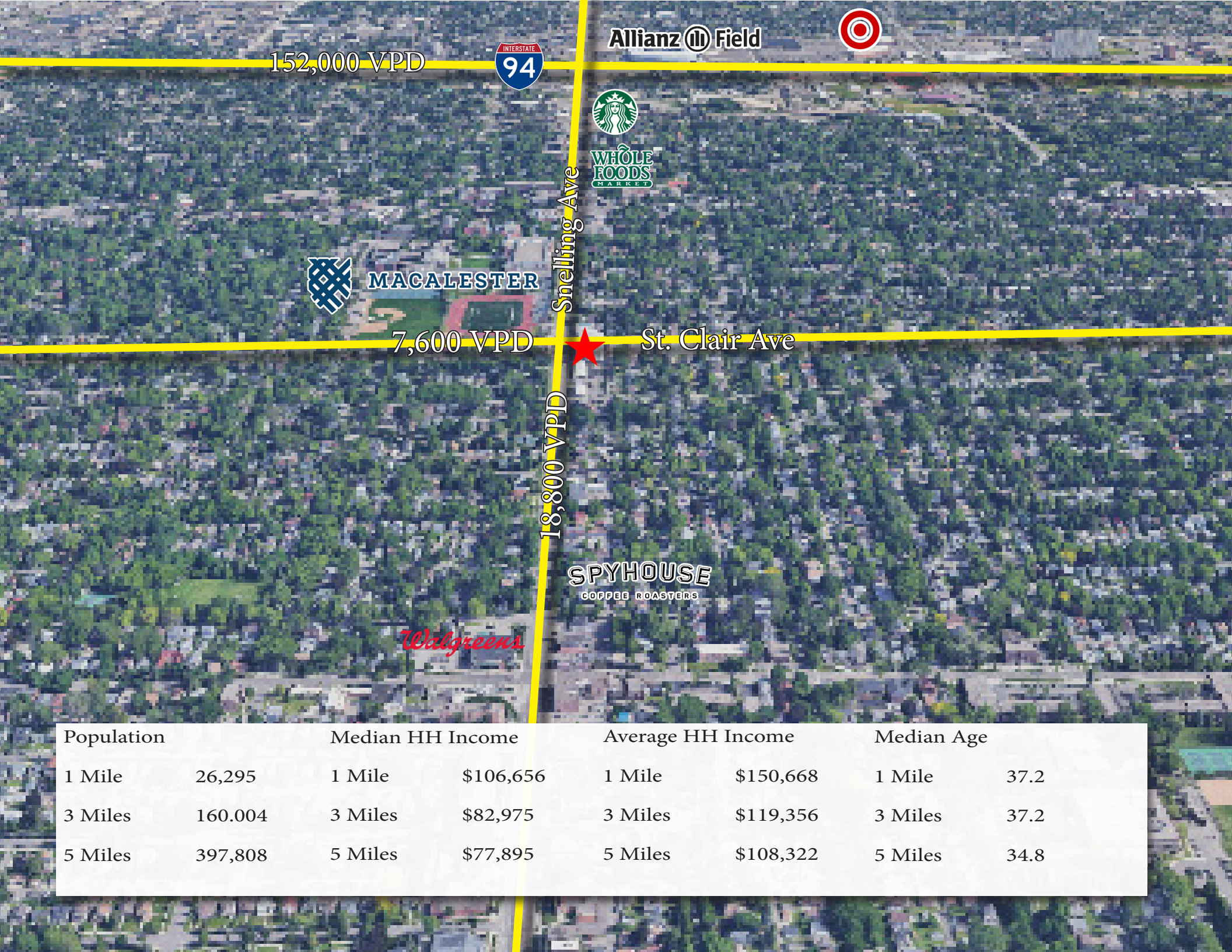


St. Paul Academy and Summit School 900+ Students

Minnoco



Holy Spirit Catholic School 282 Students



152,000 VPD



Allianz Field



WHOLE FOODS MARKET



MACALESTER

Snelling Ave

7,600 VPD



St. Clair Ave

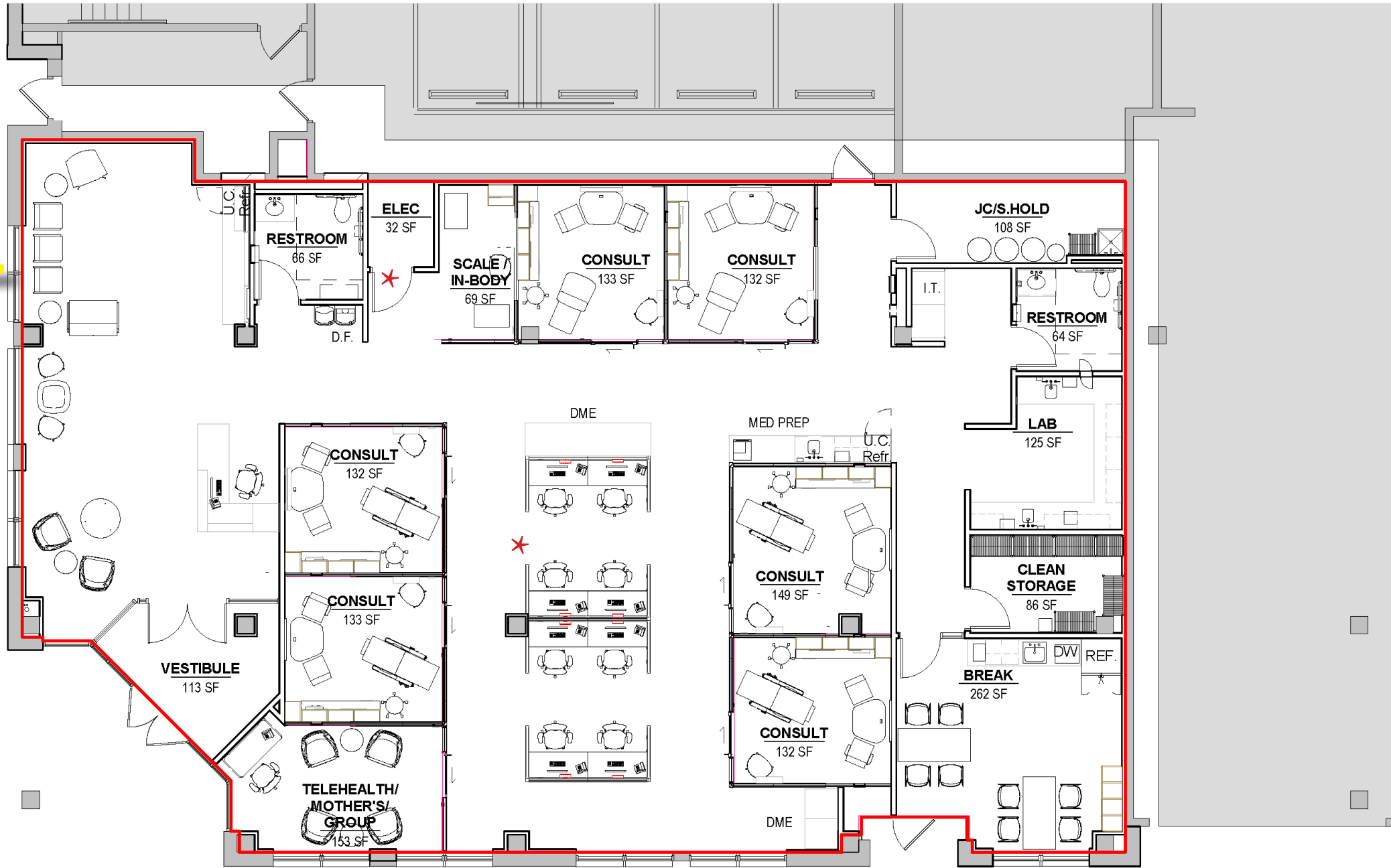
18,800 VPD

SPYHOUSE COFFEE ROASTERS

Walgreens

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	26,295	1 Mile	\$106,656	1 Mile	\$150,668	1 Mile	37.2
3 Miles	160,004	3 Miles	\$82,975	3 Miles	\$119,356	3 Miles	37.2
5 Miles	397,808	5 Miles	\$77,895	5 Miles	\$108,322	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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