

COMMERCIAL SPACE FOR LEASE
RESTAURANT/MEDICAL/SERVICE RETAIL

THE GROVE

246 Snelling Ave S | Saint Paul, MN | 55105



Up to 4,275 SF

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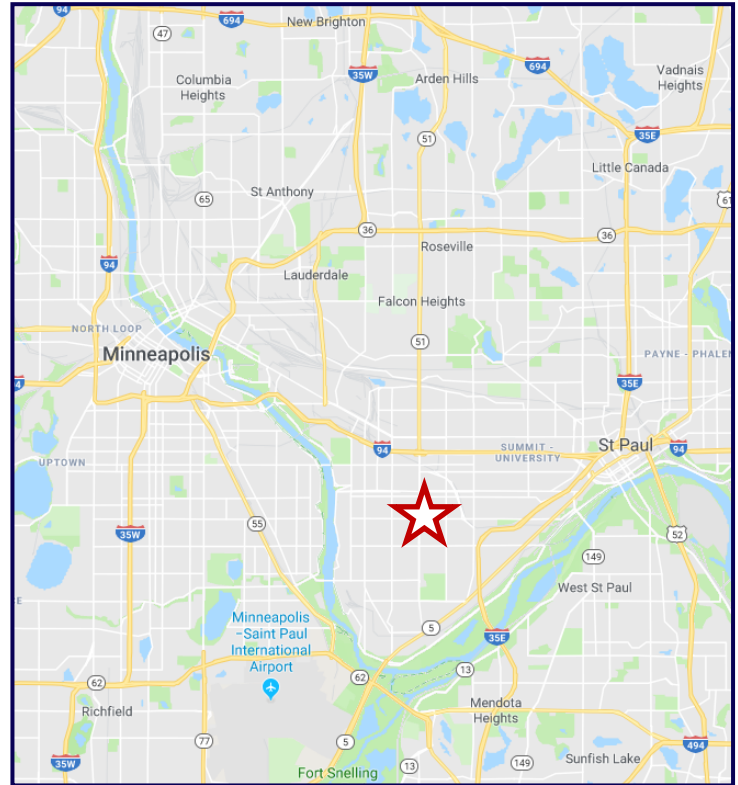
Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	246 Snelling Ave S
CITY, STATE	Saint Paul, MN
SPACE AVAILABLE	4,275 SF
LEASE RATE	Negotiable
TAX & CAM 2019	To be determined
COUNTY	Ramsey
YEAR BUILT	2019
PARKING	11 allocated for retail

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	26,783	156,098	391,278
DAYTIME POPULATION	17,291	141,916	492,393
MEDIAN HH INCOME	\$82,066	\$66,012	\$58,521
AVERAGE HH INCOME	\$111,175	\$94,683	\$84,910
MEDIAN AGE	35.6	36.0	33.6



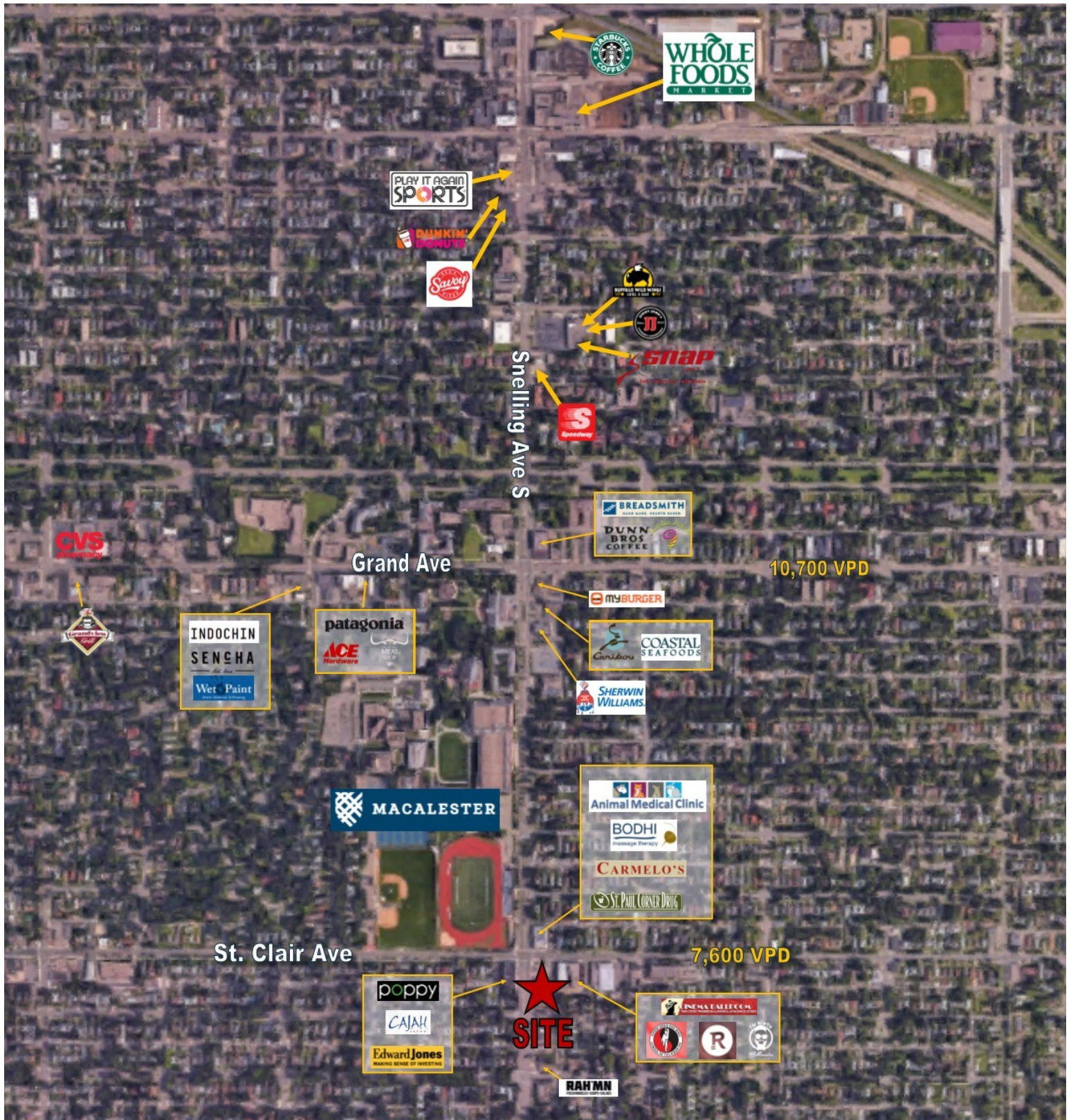
TRAFFIC COUNTS

SNELLING AVE	18,800 VPD
ST. CLAIR AVE	8,900 VPD

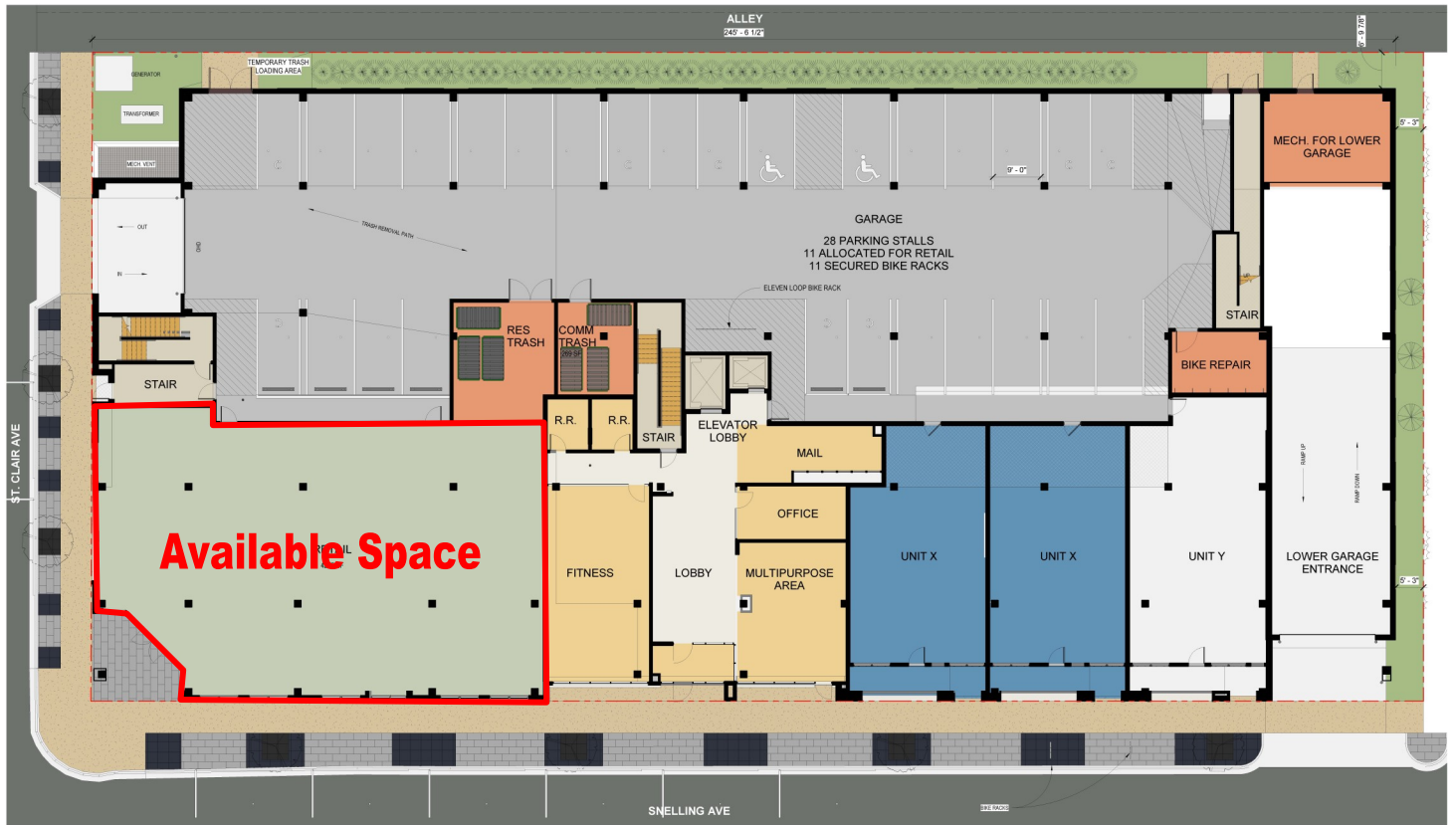
HIGHLIGHTS

- It is located on Snelling Avenue which is one of the most recognized streets in St. Paul, MN
- The location is across from the very well-known Macalester College with 2,174 Students
- One mile from University of St. Thomas—9,800 Students
- Neighborhood location with established restaurants and shopping nearby
- Growing trade area within the Groveland neighborhood of St. Paul





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1st Floor / Site Plan

- 2 BED
- RETAIL
- SERVICE
- VERTICAL CIRCULATION
- COMMON SPACE
- GARAGE
- CIRCULATION

1ST FLOOR / SITE PLAN

X02 18006

Snelling & St. Clair Apartments

246, 252, 258 Snelling Avenue South, St. Paul, MN
09/12/18

