



HIGHLAND SHOPPING CENTER

2024 FORD PARKWAY ST PAUL, MN 55116

FOR LEASE

SQUARE FOOTAGE:

Building: 57,000 SF Retail
18,000 SF Office

Available:

- 8,206 sf End Cap Space with Pylon Sign (2 floors with Elevator) Former Health Partners Space. Looking for Medical, Fitness, Retail, Office.
- 2,492 sf Space (looking for Non-Food Users unless only takeout. Restricted on this bay for fitness.
- 900 to 1,100 sf Office Space (with signage on north side if needed)

FEATURES

- Parking 250 stalls
- Great mix of strong tenants
- Best corner in the Highland Village area
- Shopping center is across the street from Target Express

FOR MORE INFORMATION

PLEASE CONTACT:

Josh Bloom
Principal
651.207.3157 Call or Text
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Tim Bloom
Principal
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FEATURES AND BENEFITS

The site is directly on Ford Parkway in the heart of Highland Village. One of the most sought after areas for retailers in the Twin Cities. It offers full access and excellent visibility, with off-street parking in two private lots. Ford Parkway is the main artery in and out of Highland Village. This area has nearly 9,000 full- and part-time students and is home to Fortune 500 companies.

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AREA TENANTS

Agra Culture
Alchemy 365
Banfield Pet Clinic
Bank of America
Chipotle
Core Power Yoga
Highland Bank
Lifetime Fitness
Lunds
Noodles & Company

Panera Bread
Para Salon
Patina
Punch Pizza
R. F. Moeller
Starbucks
Stefanies
Talbots
Target Express
US Bank
Walgreens

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EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	17,241	119,358	332,305
Average HH Income	\$91,534	\$73,225	\$64,952
Median HH Income	\$68,724	\$54,688	\$48,830
Daytime Business Pop.	7,321	71,312	346,987

