

FOR LEASE - BOX SPACE MAX 41,684 SF | MIN 8,000 SF



HIGHLAND VILLAGE - ST PAUL

2142 FORD PARKWAY, ST. PAUL, MN 55116

Bloom Commercial Real Estate
800 LaSalle Avenue | Suite 1250
Minneapolis, MN 55402
www.bloomcommercial.com



AERIAL VIEW



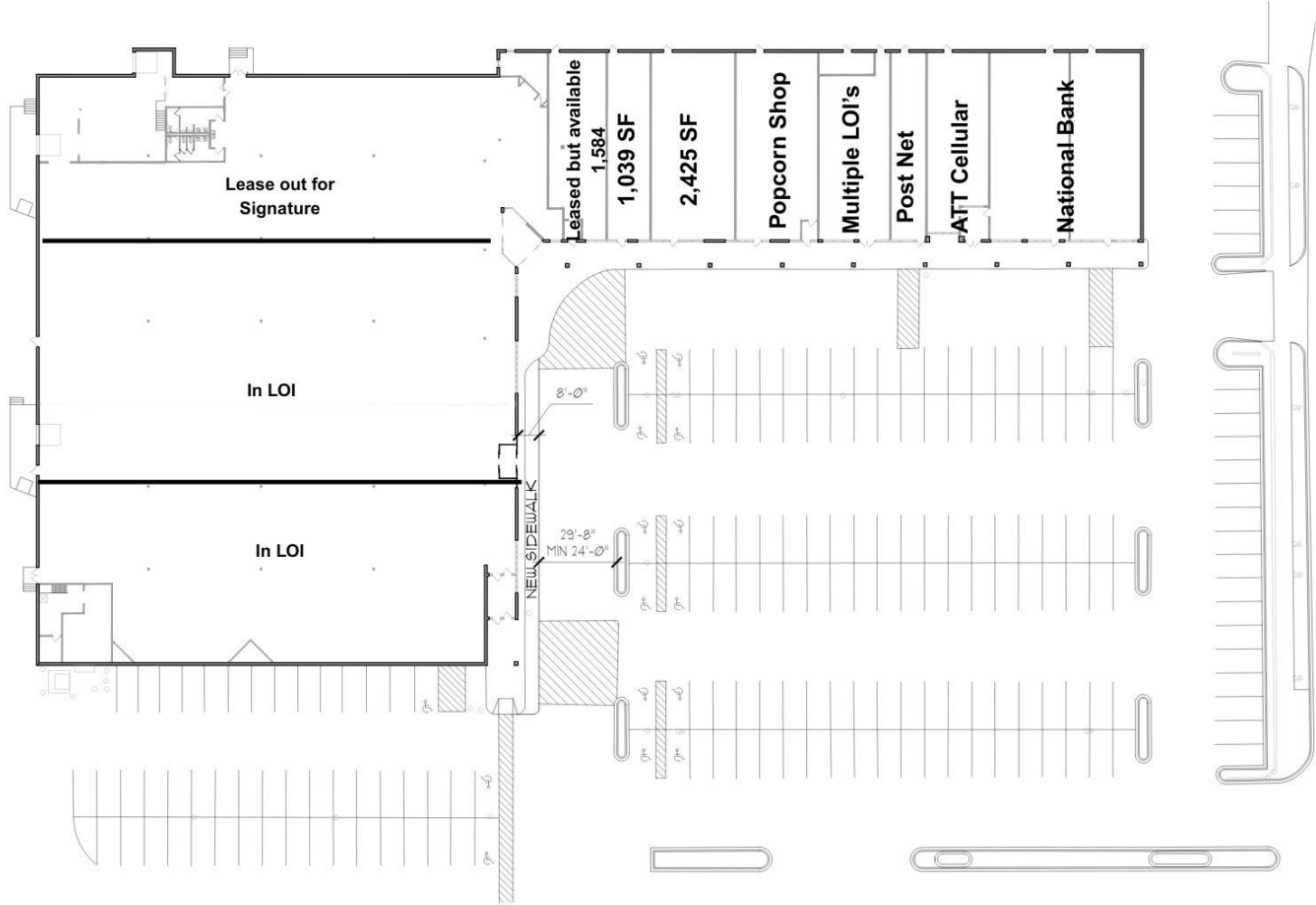
RARE OPPORTUNITY - NEXT TO 140
ACRE REDEVELOPMENT PROJECT



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SITE PLAN

PARKING COUNT	
TOTAL PARKING SPACES =	199
EXIST ADA PARKING SPACES =	15
REQUIRED ADA SPACES =	6
ADA SPACES REQUIRE FULL WIDTH (8'-0") ACCESS AISLE. ONE EXISTING ADA SPACE HAS A COMPLIANT ACCESS AISLE.	
LANDSCAPING	
ST PAUL REQUIRES 15 SF OF INTERIOR LANDSCAPING FOR EVERY 100 SF OF PAVING. 0 SF EXISTING LANDSCAPING PROVIDED.	
PARKING/GFA REQUIREMENT	
GFA:	58,367 SF
REQUIRED:	1 SPACE/400SF UNDER 30000 1 SPACE/800SF OVER 30000 111 TOTAL PARKING SPACES
PROVIDED:	1 SPACE PER 293 SF 199 TOTAL PARKING SPACES



Highland Village Center
site plan
2142 Ford Pkwy
St Paul, MN 55116



118 E. 20th Street Suite 300 Minneapolis, MN 55404
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scale: 1/32" = 1'-0"
issued 11/26/2024

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PROPERTY HIGHLIGHTS

- Rare Opportunity next to 140 Acre Redevelopment at the Former Ford Plant (140 Acre Redevelopment with housing, office, retail, and medical)
- 3,800 New Housing Units
- 300,000 + Square Feet of Office Space in the immediate area
- 250,000 + Square Feet of Existing Retail in the immediate area including numerous National Brands
- Highland is home to high incomes, educations, and traffic in day and evening hours
- Shadow Anchored by Lifetime Fitness, Target Express, New Lunds Grocery Store, M Health Fairview
- 5 Colleges and Universities nearby
- Big Box Space available at this site – with Pylon Signage to Ford Parkway Hard to find large Square Footage in this area



DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
EMPLOYEE	4,756	51,189	244,664
POPULATION	14,884	127,431	379,066
AVERAGE INCOME	\$99,163	127,431	\$72,510

Traffic Counts

CLEVELAND AVE SOUTH	15,100 VPD
CRETIN AVE SOUTH	11,739 VPD
FORD PARKWAY	19,600 VPD

FOR MORE INFORMATION:

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