

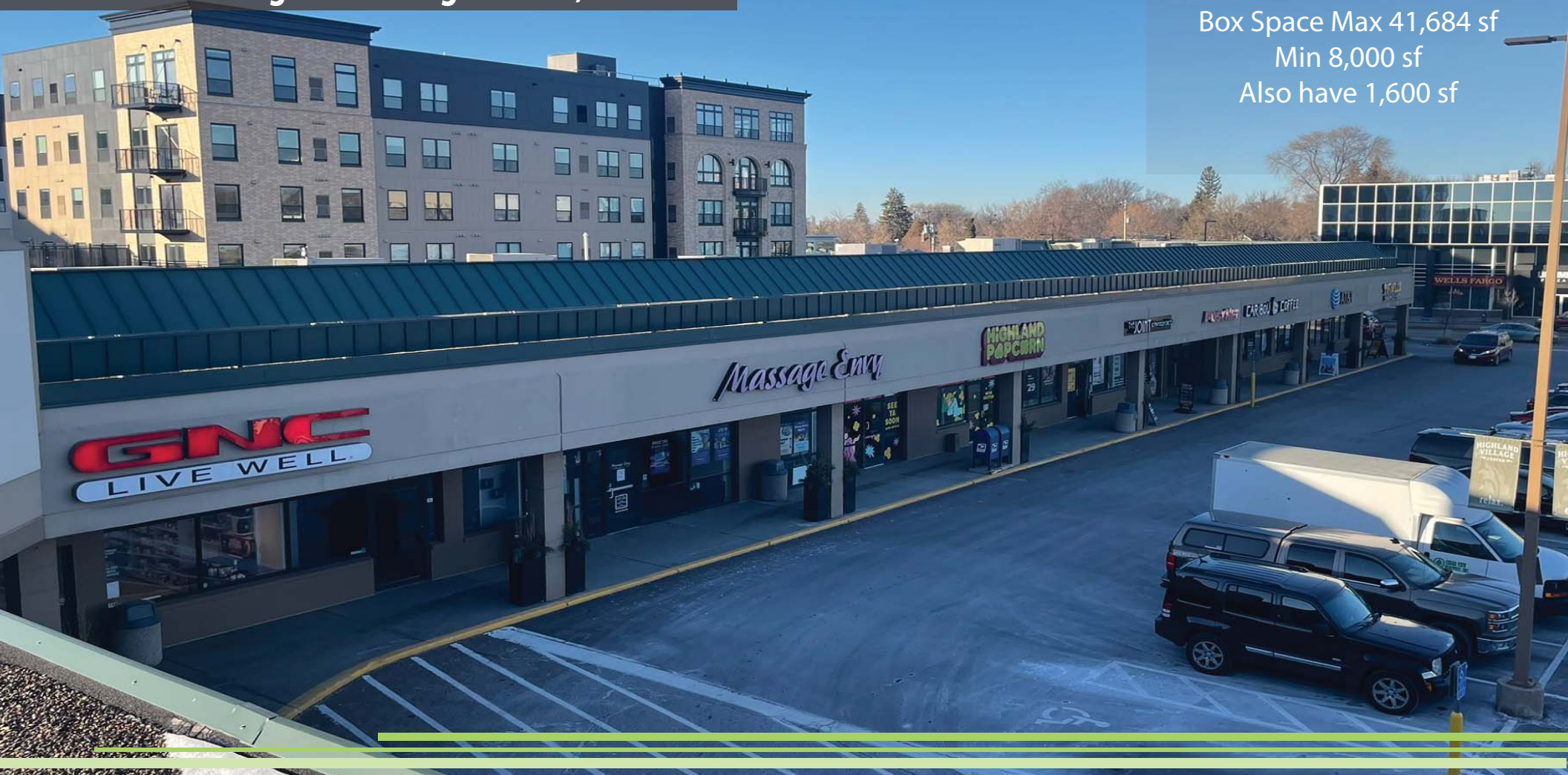
**For Lease Highland Village Center, St Paul**

**SQUARE FOOTAGE:**

Box Space Max 41,684 sf

Min 8,000 sf

Also have 1,600 sf



# HIGHLAND VILLAGE CENTER

2142 Ford Parkway, St. Paul, MN 55116

Bloom Commercial Real Estate  
10050 Crosstown Circle - Suite 600  
Eden Prairie, MN 55344  
[www.bloomcommercial.com](http://www.bloomcommercial.com)





# Rare Opportunity - Next to 140 Acre Redevelopment Project



## FOR MORE INFORMATION:

**Anchor Space:** Josh Bloom, Principal 651.207.3157  
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# FEATURES

- 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



*Adjacent Center*

## DEMOGRAPHICS

### 1 MILE

EMPLOYEE - 4,756  
POPULATION - 14,884  
AVERAGE INCOME - \$99,163

### 2 MILES

EMPLOYEES - 18,197  
POPULATION - 67,820  
AVERAGE INCOME - \$85,687

### 3 MILES

EMPLOYEES - 51,189  
POPULATION - 127,431  
AVERAGE INCOME - \$83,497

### 5 MILES

EMPLOYEES - 244,664  
POPULATION - 379,066  
AVERAGE INCOME - \$72,510

CLEVELAND AVENUE SOUTH - 15,100 VPD

CRETIN AVENUE SOUTH - 11,739 VPD

FORD PARKWAY - 19,600 VPD

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