

For Lease in Highland Bridge Mixed Use Site



HIGHLAND BRIDGE MIXED USE MARVELLA

2190 Hillcrest Drive, St. Paul, MN 55116

Bloom Commercial Real Estate
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Formerly where the Ford Plant was located.

FOR MORE INFORMATION:

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- Square Footage 3,352
- Across from New Lunds Grocery Store in Highland Village of St. Paul

FEATURES

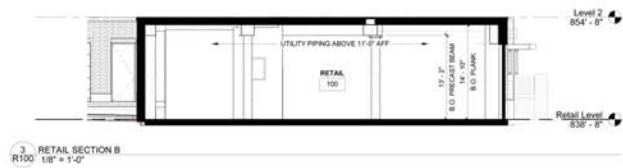
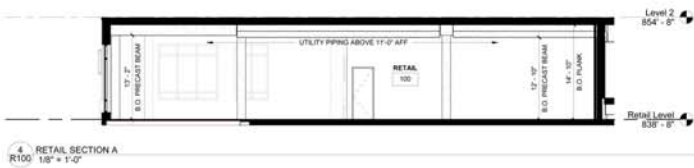
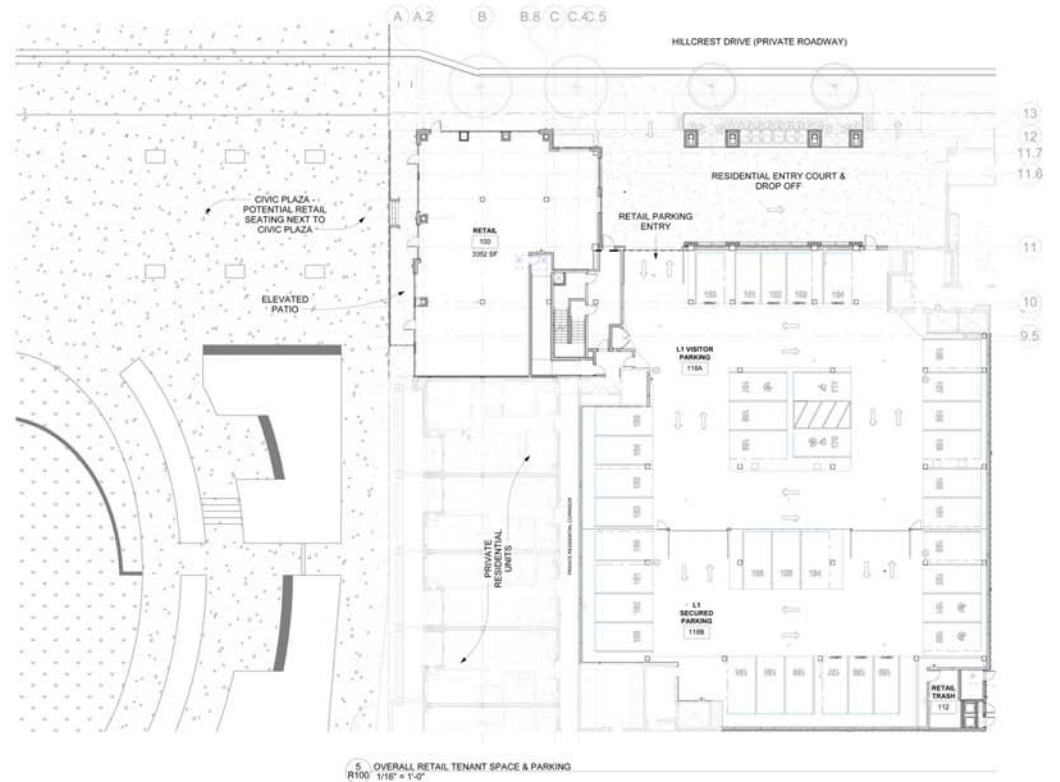
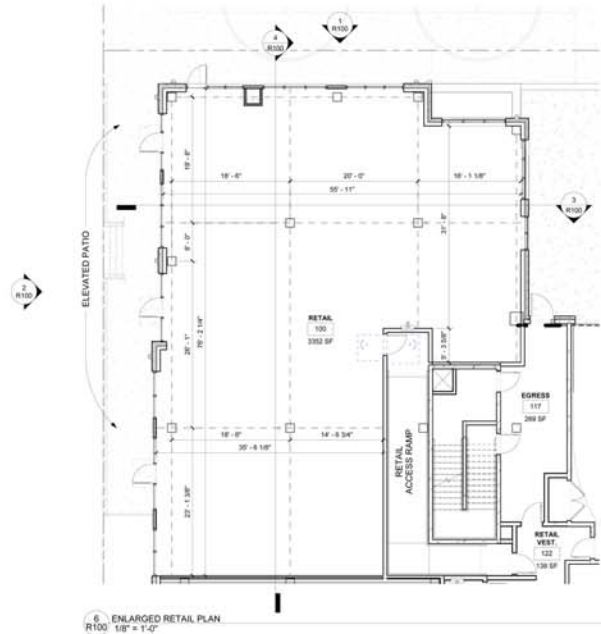
- Across from New Lunds Grocery Store in Highland Village of St. Paul
- Highland is home to high education levels, incomes, and strong daytime and evening populations
 - 5 Colleges and Universities nearby
- Commercial Space for Lease on main floor of Presbyterian Homes Class A Mid Rise Housing
 - Neighborhood boasts strong retail synergies with about 300,000 sf of Retail in Highland
- Shadow anchored by Lunds & Byerlys new 50,000 sf store
 - Next to Ryan Developments Mixed use building which include Medical, Office, and Retail
 - Highland Bridge is about 122 Acres overall that includes about 3800 housing units as well as 50 plus acres of park, water features, and trails
 - MSP Airport is 10 minutes from the site

AREA TENANTS

Lunds Byerly's Grocery, Target Express, Lifetime Fitness, Chuck and Don's, Haskell's, Five Guys Burgers, Bank of America, Noodles and Company, Walgreens, Mann Theater, New Horizon Daycare, Core Power Yoga, Edina Realty, Panera Bread, Caribou Coffee, M Health Fairview, Aspen Medical, Herself Health, and many others.



SITE PLANS



DEMOGRAPHICS

1 MILE

EMPLOYEE - 4,470
POPULATION - 15,474
AVERAGE INCOME - \$140,845

2 MILES

EMPLOYEES - 18,782
POPULATION - 68,588
AVERAGE INCOME - \$124,591

3 MILES

EMPLOYEES - 47,368
POPULATION - 128,239
AVERAGE INCOME - \$120,746

5 MILES

EMPLOYEES - 247,681
POPULATION - 376,490
AVERAGE INCOME - \$106,504

FORD PARKWAY - 19,600 VPD

CRETIN AVENUE - 7,500 VPD

CLEVELAND AVENUE - 12,200 VPD

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