



# FROM **BIG** BOX TO **POTENTIAL**

## **A New Era Begins at Saint Paul's Most Visible Site**

Transformative opportunity: the Saint Paul Port Authority seeks joint venture partner to redevelop 12.63-acre former Kmart site along I-35E into a modern, job-creating development near downtown.

**Submit Your Development Proposal Today**



235 & 245 Maryland Ave E, Saint Paul, MN 55117

[sppa.com/245-maryland-ave-e](https://sppa.com/245-maryland-ave-e)



# Redeveloping Potential into Progress along I-35E in Saint Paul

The Saint Paul Port Authority (SPPA) is launching the next chapter for one of the city’s most visible and high-potential sites: the former Kmart property at 245 Maryland Avenue East. With site preparation and cleanup planned for 2027, we are seeking qualified joint venture partners or land developers to achieve our development goals and help SPPA transform this once-big-box site into a modern employment campus.

## SITE FACTS



### LOCATION

235 & 245

Maryland Ave E  
St Paul, MN 55117



### SIZE

12.63 acres



### UPDATING TO I2

General Industrial



### PID NUMBERS

192922440021  
192922430006  
192922440023  
192922420029



Access Easements



Sanitary Sewer Easements



Street Easements



Water Main Easements



Slope and Fill Easements



Utility Easements



Trout Brook Interceptor

## IDEAL USES



MEDICAL  
OFFICE



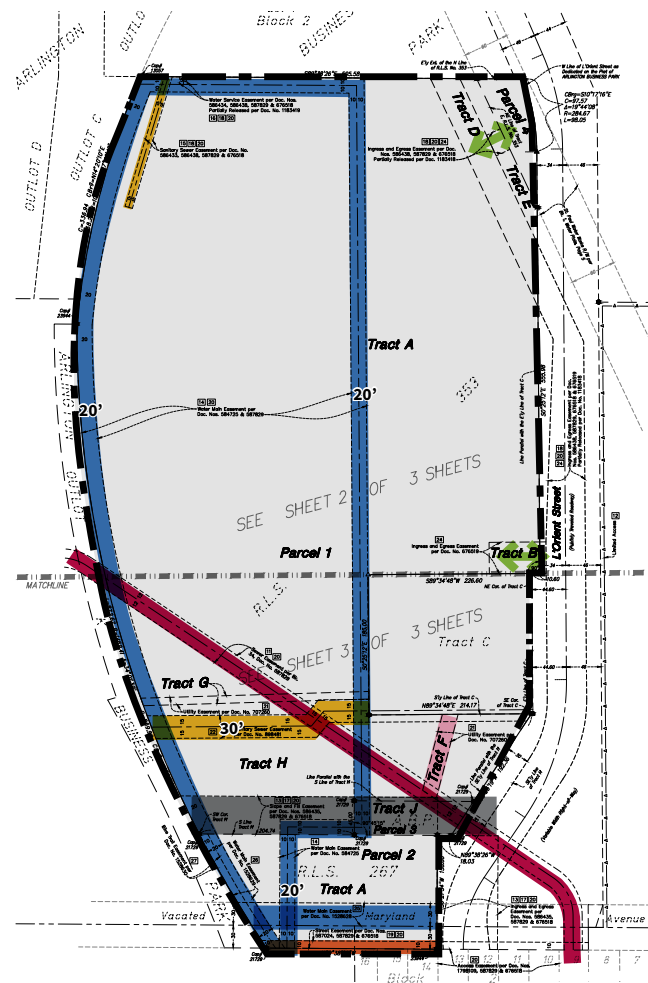
LIGHT  
INDUSTRIAL



ADVANCED  
MANUFACTURING



MIXED-USE



# DEVELOPMENT GOALS

**250**

Create a minimum of 250 on-site jobs.



Saint Paul Port Authority prefers to be a joint venture partner, contributing the land as its primary financial investment.



Support the Port's mission by incorporating sustainable and equitable development practices.

**\$40–50M**

Deliver a stabilized development valued at \$40 to \$50 million.

**2028**

Preferred construction prior to Q4.

# SITE ADVANTAGES



**EXCELLENT TRANSPORTATION ACCESS** Immediate access to the I 35E and I-94 interchange and close to Highway 36, as well as bus and multimodal connections.



**HIGH VISIBILITY & ACCESSIBILITY** Prominent frontage along major highways with an average of 154,500 vehicles per day.



**ROOM FOR AMPLE PARKING & LOADING AREAS** Accommodates employees, visitors, patients and delivery vehicles.



**PROXIMITY TO MEDICAL FACILITIES** Close to Regions and Gillette's Children's hospitals and other surgical and medical facilities.



**ACCESS TO CORE CITY AMENITIES** Near downtown Saint Paul and the State Capitol for professional services, supporting businesses and amenities.



**STRONG RESIDENTIAL BASE** Dense surrounding neighborhoods provide an accessible labor pool and potential customer base.



**PROVEN SUCCESS** SPPA has developed three business centers nearby, including Arlington Business Center (214 jobs), Westminster Junction (915 jobs) and Williams Hill (516 jobs).

## TIMELINE

**1972**

Kmart opened at 245 Maryland

**2020**

Kmart ceased operations

**December 2024**

SPPA acquired the former Kmart property

**November 2025**

Site evaluation, due diligence and environmental review completed

**December 2025**

Demolition of existing building

Seeking development solicitations

**2027**

Site clean-up and prep

**2028**

Redevelopment to begin



# Transforming 245 Maryland Ave E. Starts Here



To learn more go to  
[sppa.com/245-maryland-ave-e](http://sppa.com/245-maryland-ave-e)



Scan to go to  
learn more

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**ABOUT THE SAINT PAUL PORT AUTHORITY** As an economic engine for Saint Paul and the entire state of Minnesota, the Saint Paul Port Authority (SPPA) redevelops underused land into thriving business centers to bring jobs and tax base to Saint Paul; offers finance tools to help Minnesota companies become more energy efficient and resilient; and manages the Saint Paul Harbor on the Mississippi River, providing jobs and connecting the region to a global marketplace.