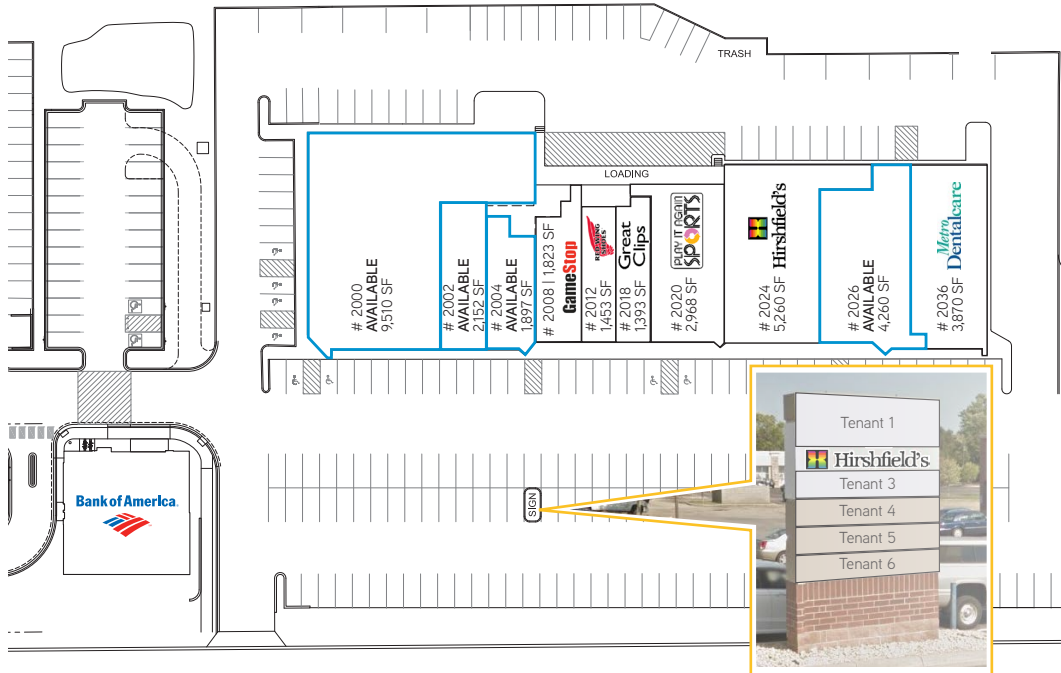
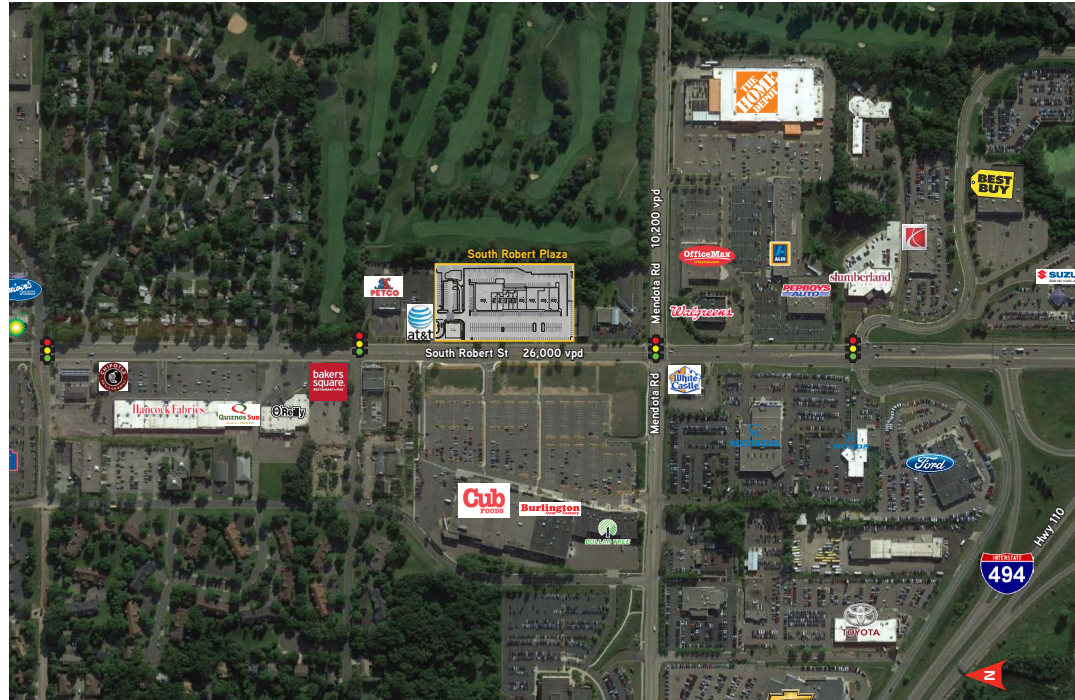


FOR LEASE > RETAIL SPACE

# South Robert Plaza

2000 - 2036 SOUTH ROBERT STREET, WEST ST. PAUL, MINNESOTA

PARTNER X TEAM INTERNATIONAL



South Robert Plaza is located on "the" shopping corridor of West Saint Paul with 26,000 cars traveling per day. This established center sits at the main intersection linking easy travel and access to commuters also coming from surrounding communities like South Saint Paul, Inver Grove Heights, Mendota Heights and Sunfish Lake.

## Site Information

Location	Just north of I-494 on South Robert Street in West St. Paul
Description	Attractive retail strip center
Storefront Renovation	2007
Center GLA	34,202 SF
Zoning	Split Commercial
Parking	250 stalls

### AVAILABLE FOR LEASE:

1,838 - 9,510 SF

Up to 13,600 SF of contiguous space on End Cap

DEMOGRAPHICS:	1 Mile	5 Miles	10 Miles
Population	7,058	174,773	824,211
Median HH Income	\$45,055	\$51,056	\$52,692
Average HH Income	\$67,204	\$70,605	\$71,058

### TRAFFIC COUNTS:

- > I-494 106,000 cars per day
- > South Robert Street 26,000 cars per day
- > E. Mendota Road 10,200 cars per day

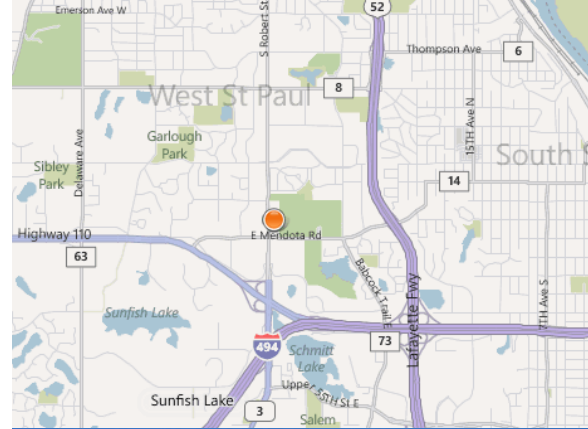
\* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars

### CENTER TENANTS:

- > Hirshfield's
- > Play It Again Sports
- > Game Stop
- > Red Wing Shoe
- > Metro Dental
- > Great Clips

### EXPENSES (2017 EST.)

CAM	\$2.34 psf
Tax	<u>\$1.77 psf</u>
Total	<b>\$4.11 psf</b>



## Contact Us

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MINNEAPOLIS-ST. PAUL



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