

RETAIL SPACE FOR LEASE >

Aurora Center

1603 - 1625 South Robert Street | West St. Paul, MN



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CONTACT US

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Site Information

Location South Robert Street & Wentworth Ave E
Development (GLA) 47,000 SF
Lease Rate \$22.00-\$24.00 PSF

AVAILABLE:

3,304 SF (available with 60 day notice)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	11,042	76,081	228,061
Daytime Population	9,423	40,340	80,173
Average HH Income	\$67,985	\$82,527	\$80,173

* Source: ESRI 2016 Est.

TRAFFIC COUNTS:

S Robert Street 36,000 vpd
Wentworth Ave E 14,400 vpd

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

2018 EST. CAM & REAL ESTATE TAX:

\$2.14 per square foot CAM/Ins.

\$5.81 per square foot Taxes

\$7.95 total per square foot

AREA TENANTS:

- › Verizon
- › Discount Tires
- › Lowes
- › Noodles & Co
- › Jimmy John's
- › Super Target
- › Carbone's Pizza
- › Menards
- › Wells Fargo

CO-TENANTS:

- › LA Fitness
- › Darque Tan
- › Slim Genics
- › FedEx Kinkos

SITE PLAN:



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