

FOR LEASE > RETAIL

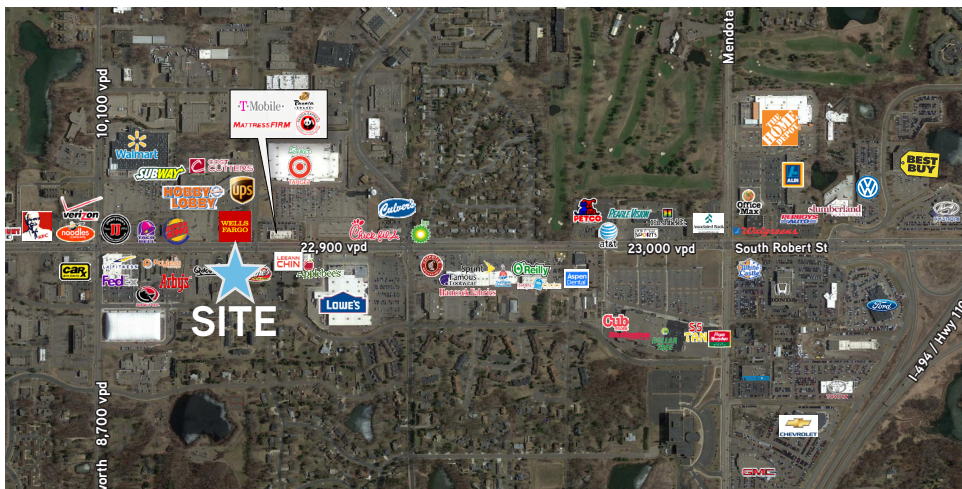
# 1705 Robert Street S

WEST ST. PAUL, MN



## Property Description

1705 Robert Street S is located in West St. Paul, a trade area comprised of a diverse mix of retailers serving both middle and upper income demographics. This fresh, new retail site is part of a redevelopment project that also includes Qdoba, Raising Cane's, and a state of the art Talecris Plasma center. The site boasts strong demographics and numerous big box area retailers.



## Contact Us

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## Site Information

- **Location** 1705 Robert St S | West St. Paul, MN 55118
- **Description** 1,750 SF of Retail

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	10,262	73,701	213,944
Median HH Income	\$42,688	\$56,158	\$54,316
Average HH Income	\$63,354	\$79,543	\$78,491

*\* Source: ESRI 2015 Est.*

### TRAFFIC COUNTS:

- S Robert St: 22,900 vpd
- County Rd 8: 10,100 vpd

*\* Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

### NET RATES:

Negotiable

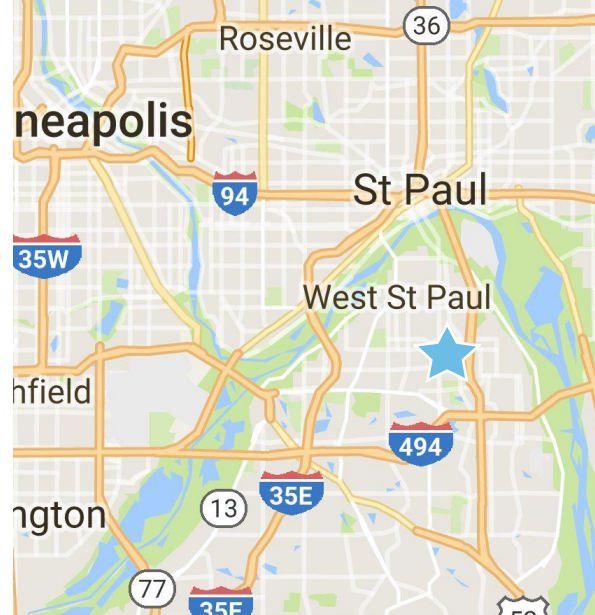
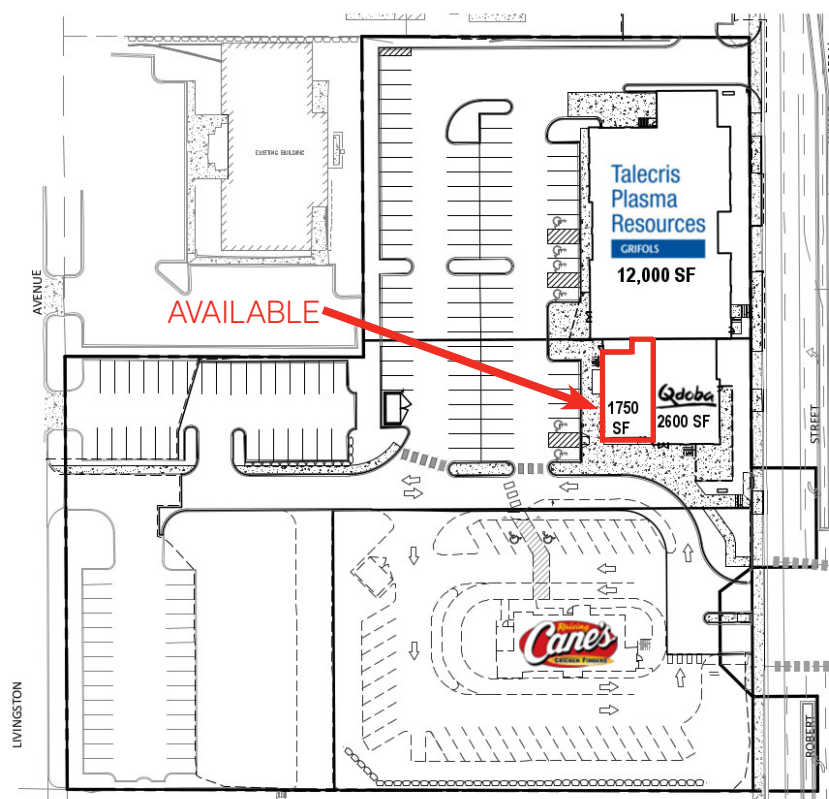
### EST. CAM & REAL ESTATE TAX:

\$12.00 PSF

### AREA TENANTS:

- Aldi
- Best Buy
- Chick Fil A
- Chipotle
- Cub Foods
- Hancock Fabrics
- Home Depot
- LA Fitness
- Leeann Chin
- Lowe's
- Menards
- Petco
- Qdoba
- Raising Cane's
- Slumberland
- Target
- Walgreen's
- Walmart

### SITE PLAN:



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