

1660 South Robert Street



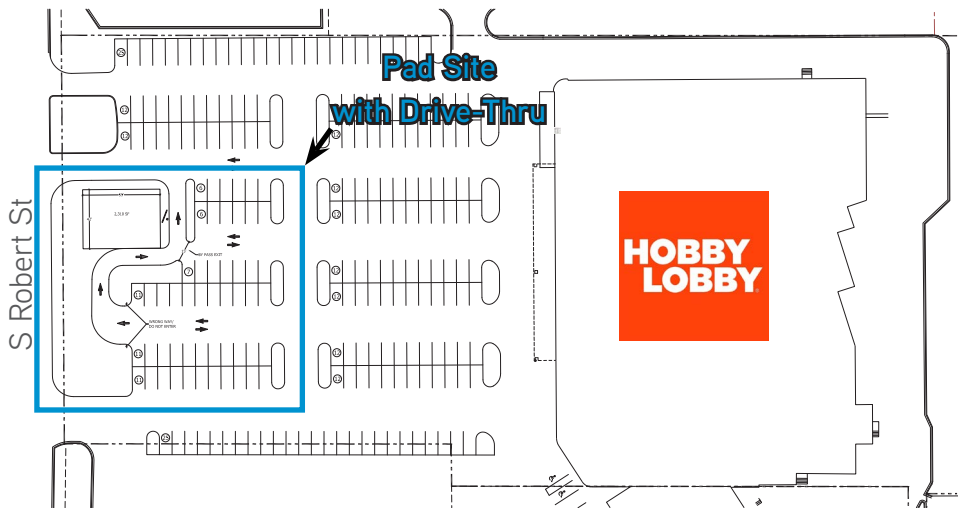
FOR LEASE

1660 S Robert St
West St. Paul, MN

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Pad Site - Up to 3,000 SF with Drive-Thru



Key Features

- › Direct access off S Robert St
- › Exposure to over 22,000 vpd
- › 222 parking spaces
- › Prominent retail anchored pad site in high density residential area

Area Fast & Casual

- › Chick-fil-A
- › Qdoba
- › Panda Express
- › Culver's
- › Jimmy John's
- › Taco Bell
- › LeeAnn Chin
- › Panera
- › Arby's
- › Raising Cane's



FOR LEASE > Retail Space

- > **Location** 1660 S Robert St | West St. Paul, MN
- > **Description** Redevelopment
- > **Total Project Size** 62,045 SF

Available

- > Up to 3,000 SF with Drive-Thru

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	10,221	73,542	216,944
MEDIAN HH INCOME	\$42,650	\$56,108	\$54,233
AVERAGE HH INCOME	\$63,289	\$79,476	\$78,296

Source: ESRI 2015, Estimates

Traffic Counts

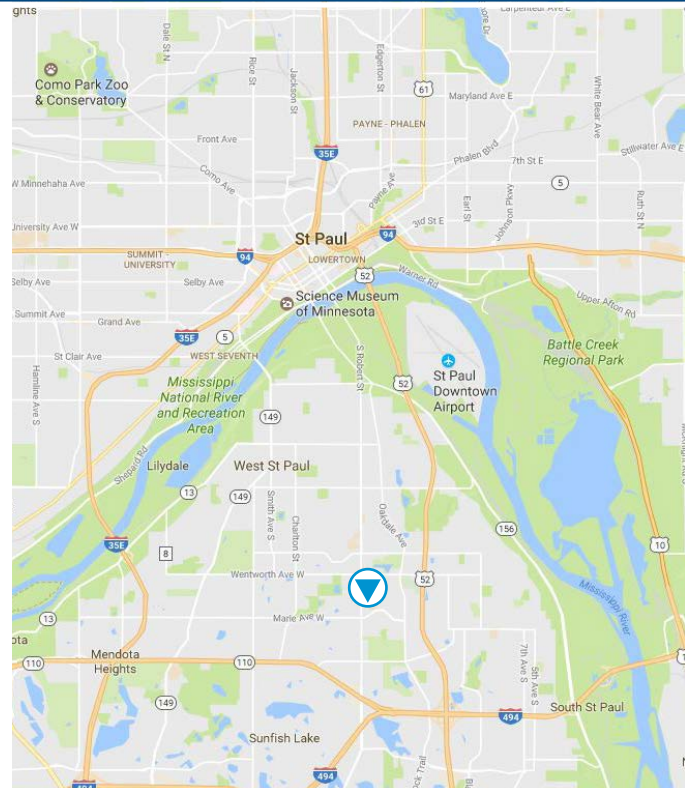
- > S Robert Street: 22,900 VPD
- > Wentworth Avenue: 10,100 VPD

* Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars.

Comments

Anchored by a new Hobby Lobby and set between Walmart & Target, 1660 South Robert Street is positioned in the heart of West St. Paul on the retail strip. With direct exposure to over 22,000 vehicles per day, the site draws specifically from surrounding communities like South St. Paul, Inver Grove Heights, Mendota Heights, and Sunfish Lake.

Area Tenants



Contact Info

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