

Butler Avenue

South Robert Street

**Subject
Property**

Retail Space For Lease

1214 South Robert Street
W St. Paul, MN 55118

PETE DUFOUR, CCIM
952 897 7717
pete.dufour@colliers.com

Moorland Avenue E



COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
www.colliers.com/msp

FOR LEASE

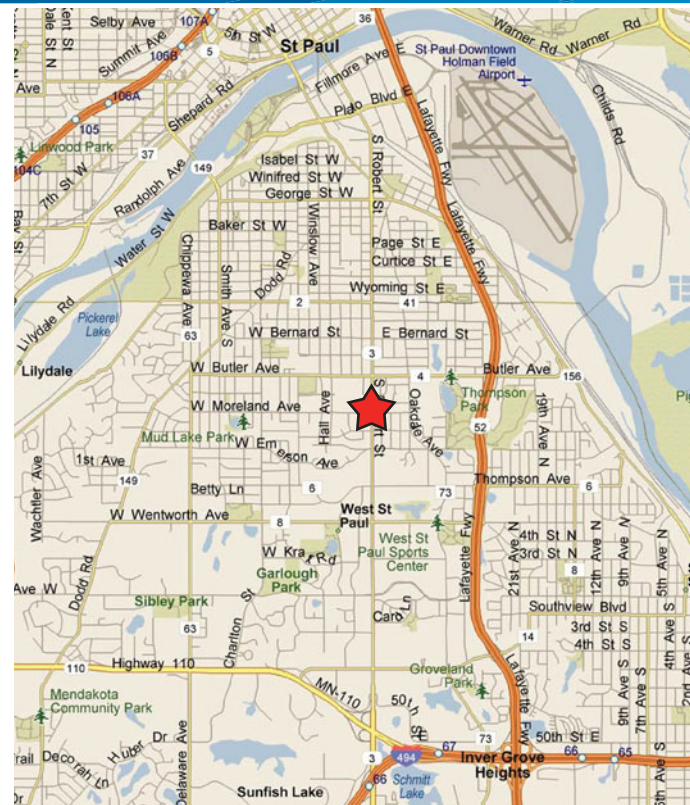
Address:	1214 South Robert Street W St. Paul, MN 55118
County:	Dakota
Year Built/Renovated:	1955/2017
Parking:	4.5: 1,000 parking stalls
Date Available:	Immediate
Availability:	up to 5,590 SF divisible to 2,795 SF
Net Rental Rates:	\$12.00 PSF
2017 Est. CAM & Taxes:	\$2.47 CAM \$2.31 Tax \$4.78 total PSF
Traffic Counts:	17,088 VPD Robert Street 2,222 VPD Moreland Ave E 8,087 VPD Butler Ave

KEY FEATURES/HIGHLIGHTS

- > Local ownership
 - > High traffic area
 - > Ample parking
 - > Monument and building signage available
 - > Great visibility
 - > South end cap available
 - > Renovations complete July 2017
- > Co-Tenants include:
 - Great Moon Buffet
 - Signal Hills Dental
 - Alberto's Salon
 - Del Primo - western apparel
 - Radio Shack

DEMOGRAPHICS

	1 miles	3 miles	5 miles
Population	10,483	72,523	207,781
Average HH Income	\$58,386	\$74,623	72,115
Median HH Income	\$42,277	\$56,726	\$53,174



CONTACT US

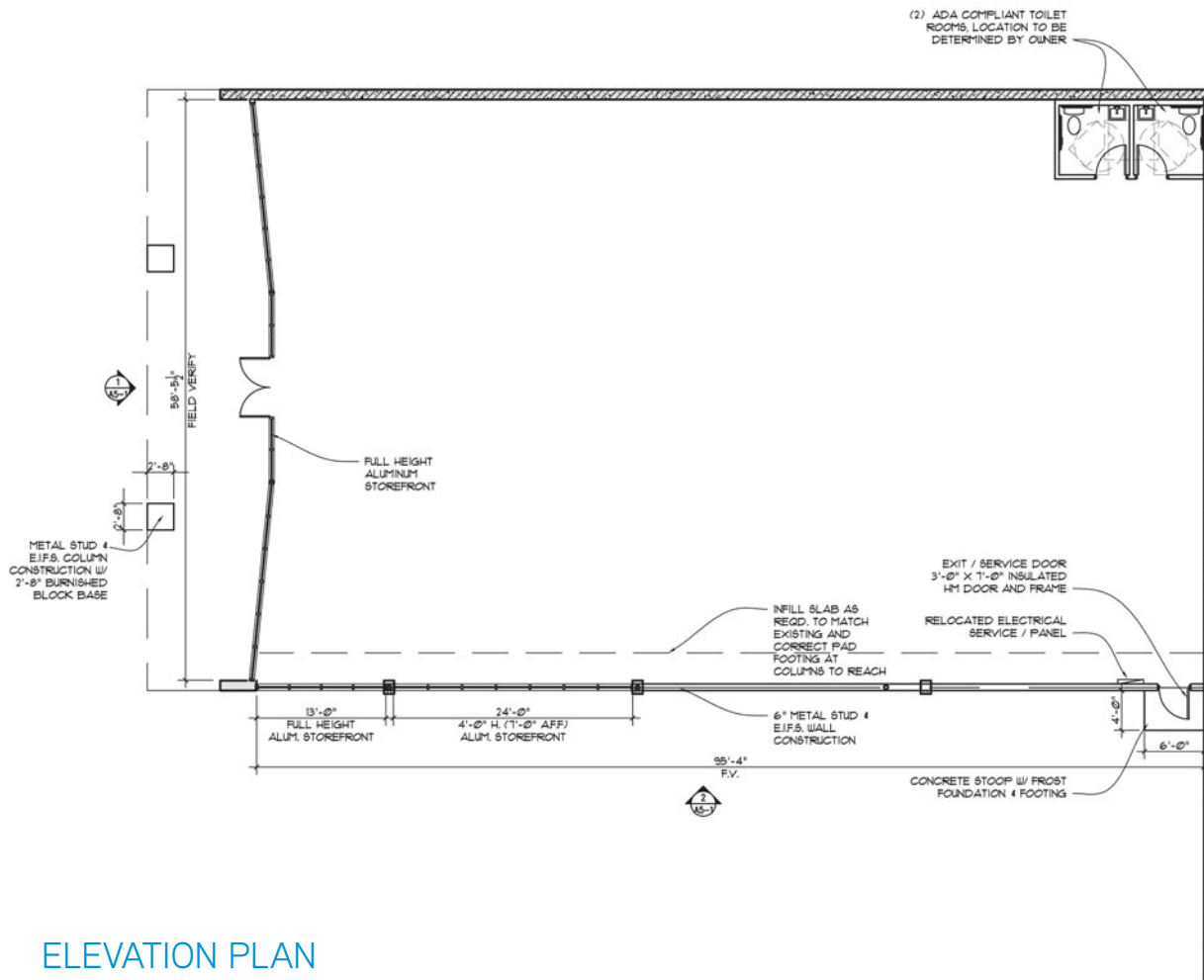
PETE DUFOUR
952 897 7717
pete.dufour@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and for its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

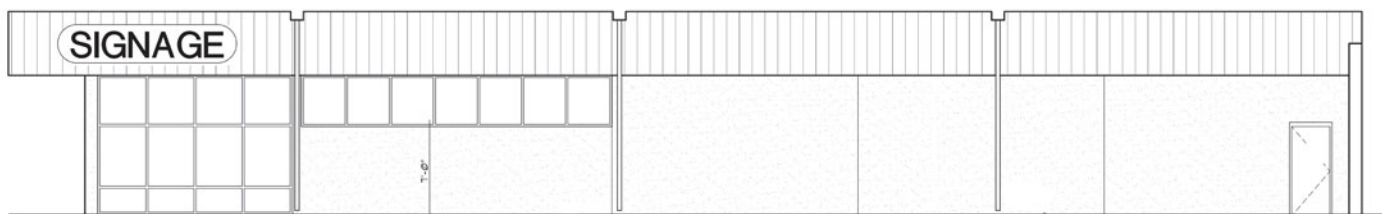


COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
952 897 7700
www.colliers.com/msp

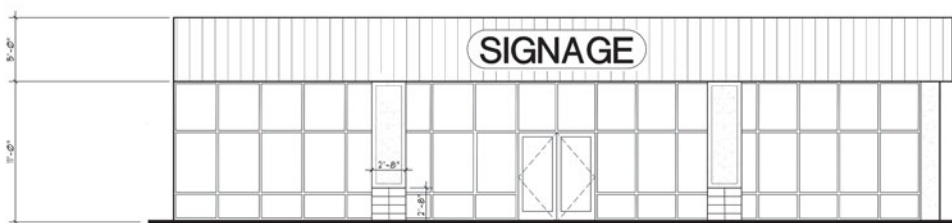
FLOOR PLAN



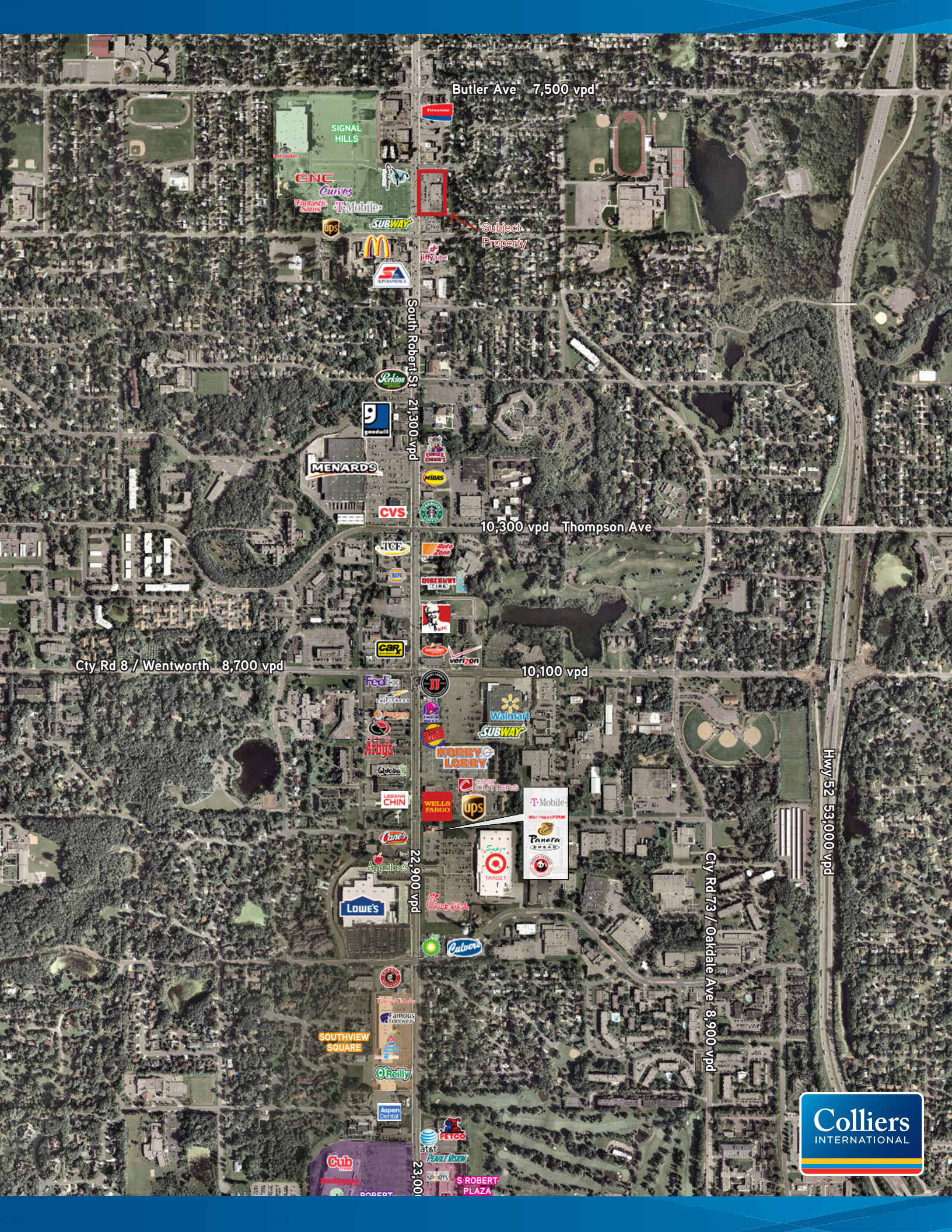
ELEVATION PLAN



EXTERIOR ELEVATION - SOUTH (PROPOSED)



EXTERIOR ELEVATION - WEST



Butler Ave 7,500 vpd

SIGNAL HILLS

Subject Property

South Robert St 21,300 vpd

10,300 vpd Thompson Ave

City Rd 8 / Wentworth 8,700 vpd

10,100 vpd

Hwy 52 53,000 vpd

City Rd 73 / Oakdale Ave 8,900 vpd

22,900 vpd

23,000