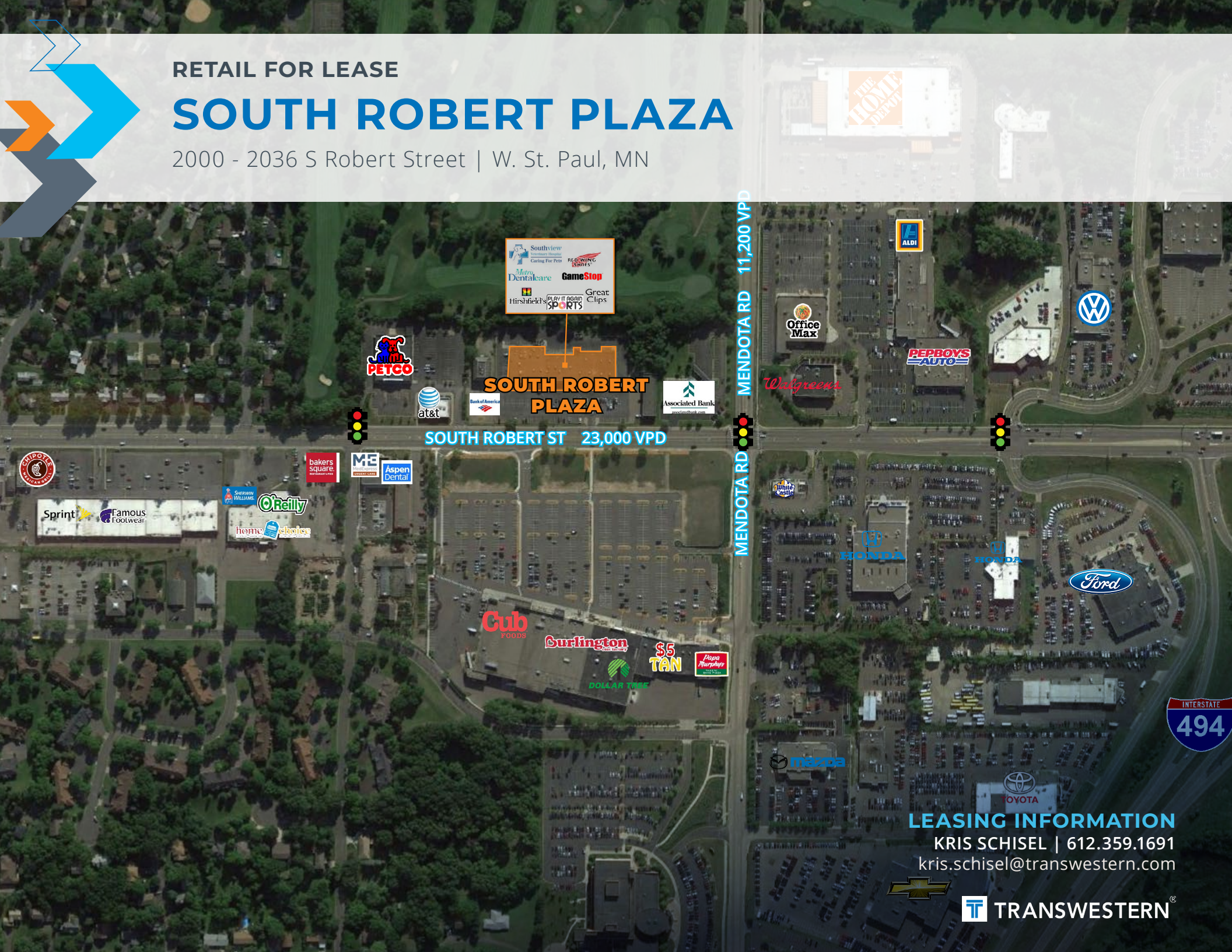


RETAIL FOR LEASE

SOUTH ROBERT PLAZA

2000 - 2036 S Robert Street | W. St. Paul, MN




SOUTH ROBERT PLAZA
SOUTH ROBERT ST 23,000 VPD

MENDOTA RD 11,200 VPD

LEASING INFORMATION

KRIS SCHISEL | 612.359.1691

kris.schisel@transwestern.com

 **TRANSWESTERN®**

OVERVIEW



PROPERTY INFORMATION

- Location: NWC South Robert & Mendota Rd
Just north of I-494
- Center GLA: 34,202 sf
- Parking: 250 spaces



AVAILABLE

- Suite 2026B: 1,762 SF

2021 EST CAM/TAX

- \$10.28 psf Total
(\$5.91 psf CAM + \$4.37 psf Taxes)



TRAFFIC COUNTS

- 23,000 vpd - S Robert St
- 11,200 vpd - Mendota Rd



COMMENTS

- South Robert Plaza is located on "the" shopping corridor of West Saint Paul with 23,000 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.



CENTER TENANTS



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	11,673	75,490	232,123
Median HH Income	\$48,135	\$58,454	\$56,438
Average HH Income	\$70,161	\$85,274	\$83,433

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



OVERALL SITE PLAN

South Robert Plaza

CONTACT
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