

SALEM HEIGHTS

5440-5480 South Robert Trail

For Lease



WE ARE
THE CENTER
OF RETAIL



SALEM HEIGHTS

5440-5480 South Robert Trail

SPACE AVAILABLE

1,668 SF

LEASE RATE

Negotiable

OPERATING EXPENSES

CAM & Insurance:	\$5.82 psf
Real Estate Taxes:	\$3.21 psf
Total (2025):	\$9.03 psf

NEIGHBORING TENANTS

Park Dental, Fast Signs, Avis, Budget, Enterprise, Coratel Inn & Suites, Heartland Credit Union and MN Locks.

COMMENTS

- Vacancy just upgraded to a clean, vanilla shell
- Includes a newly created ADA bathroom
- Site is located at the top of the Robert Street ramp off I-494
- Access to retail hub to the north, and entrance to Inver Grove Heights to the south
- Great visibility including pylon signage on South Robert Trail

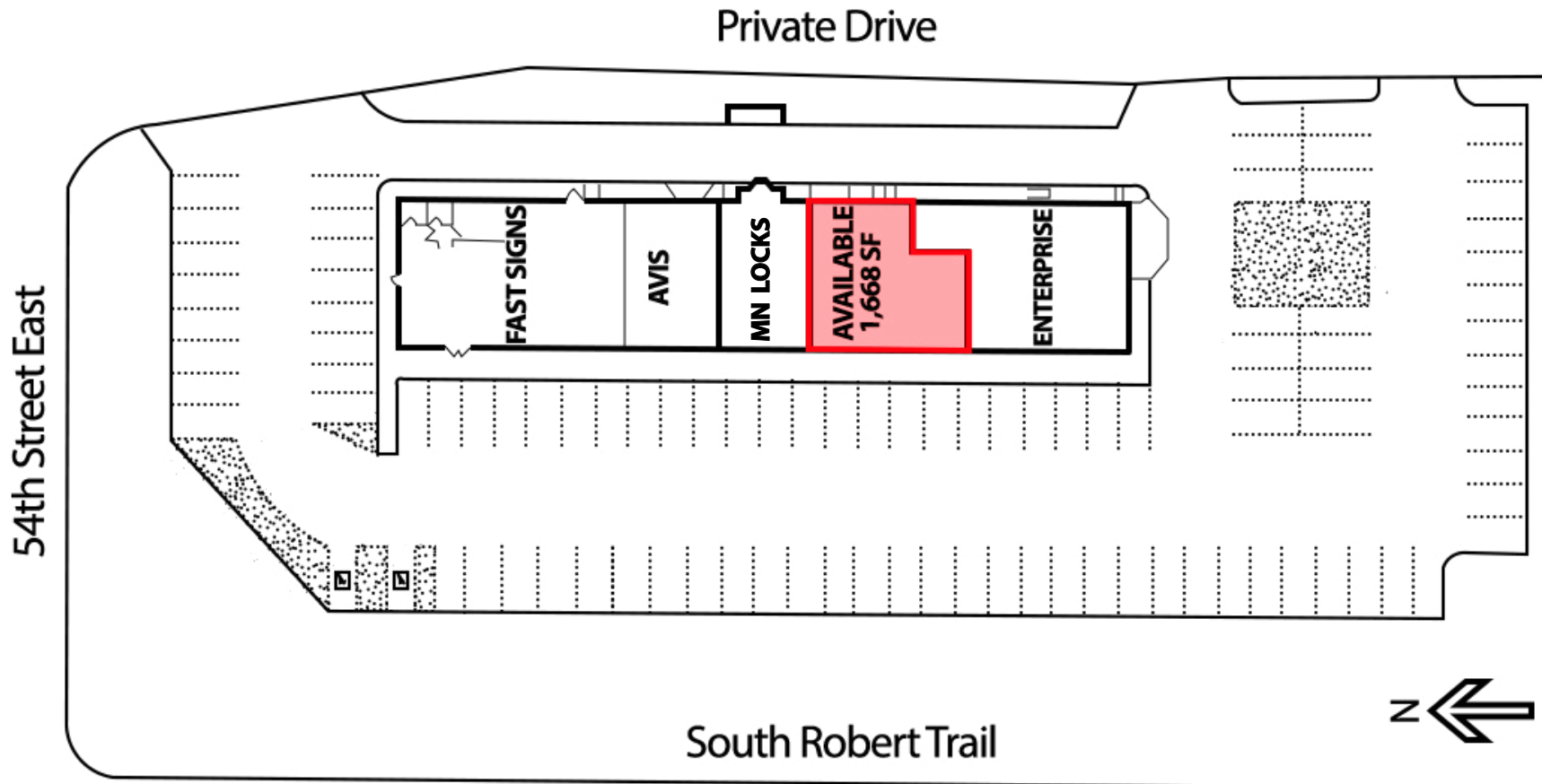
NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	5,208	\$95,648	4,085
3 Miles	62,505	\$92,213	36,610
5 Miles	151,826	\$97,501	106,142



SITE PLAN



VACANCY PHOTOS



AERIAL



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