



For Lease

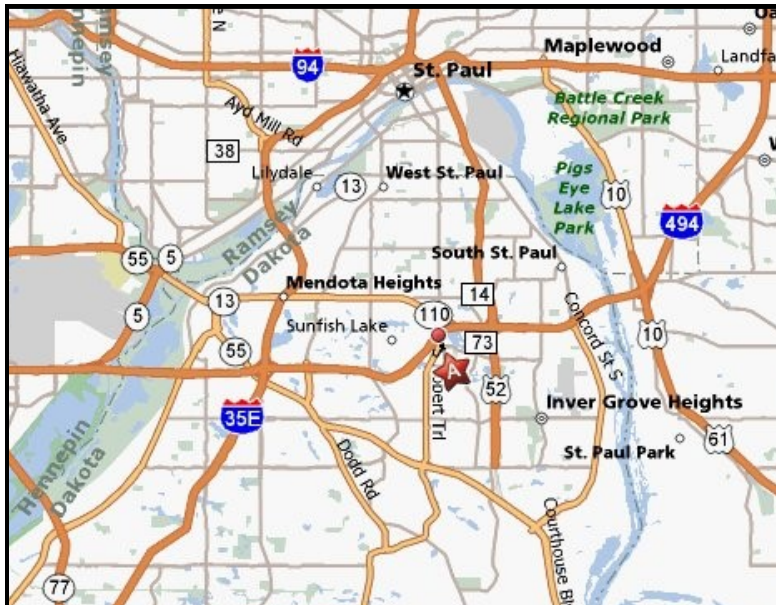
5300 S Robert Trail Inver Grove Heights, MN 55077



Traffic Counts (2015)

Vehicles Per Day (VPD)

114,000	I-494 West
88,000	I-494 East
15,600	Robert Street North
8,700	Robert Street South



Salem Square Shopping Center

- ♦ Suite 600– 2,700 SF with Dryer hookups
- ♦ Easy access off I-494 & Hwy 3 (Robert Street shopping area)
- ♦ \$2.67/SF CAM, Insurance \$.58/SF
\$1.62/SF Taxes (\$4.87/SF total) 2026
- ♦ Utilities separately metered
- ♦ Affordable rent
- ♦ Freeway visibility and signage to Interstate 494
- ♦ Population 64,701 in 3 mile radius-
strong daytime population
- ♦ B-3 Zoning
- ♦ Join Open Window Theatre, NoWhere
Haunted House & Arcade, Dance Xcel,
Kramer School of Music & more!
- ♦ Food uses welcome

For more information, contact owner/agent:

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Creating Property Solutions for you... with you



Salem Square

5300 S Robert Trail Inver Grove Heights, MN 55077



Demographics	1 Mile	3 Mile	5 Mile
Population	6,156	66,009	158,007
Median Household Income	\$62,925	\$77,087	\$78,386
Average Household Income	\$93,317	\$106,776	\$111,285
Daytime Population	6,615	63,525	163,944

Front of building signage at tenant expense required
Back building signage visible to Interstate 494

Ample parking
Easy access off Robert & I-494 exit

Space currently built out as an office with warehouse with washer dryer hookups

Subject to submittal of

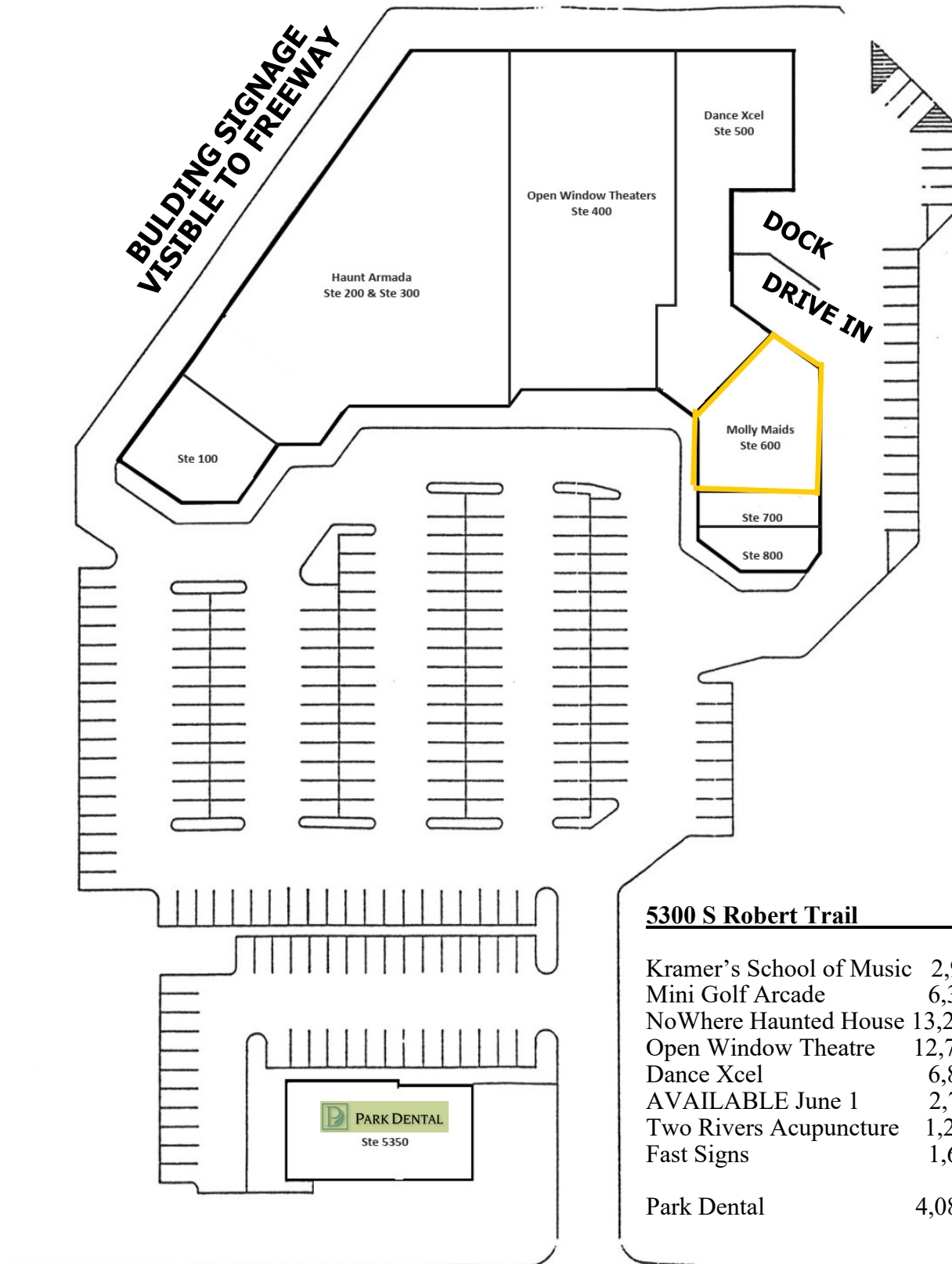
- ♦ Business plan
- ♦ Financials
- ♦ Application

5 year term minimum



Site Plan

5300 S Robert Trail Inver Grove Heights, MN 55077



5300 S Robert Trail

Suite

Kramer's School of Music	2,924 SF	100
Mini Golf Arcade	6,306 SF	200
NoWhere Haunted House	13,262 SF	300
Open Window Theatre	12,752 SF	400
Dance Xcel	6,843 SF	500
AVAILABLE June 1	2,700 SF	600
Two Rivers Acupuncture	1,206 SF	700
Fast Signs	1,617 SF	800
Park Dental	4,084 SF	5350



Suite 600 Floor Plan

5300 S Robert Trail Inver Grove Heights, MN 55077

2,700 Square Feet

Dropped acoustical ceiling
One restroom

Electric, gas & communications
Paid directly to provider
Xcel Energy, Centerpoint Energy,
Comcast to the space

Asking Rent
\$15.00/SF or \$3,375/month
CAM/tax \$ 1,096
Total: \$4,471/month

HVAC-7 ton Bryant
2021

