



# For Lease

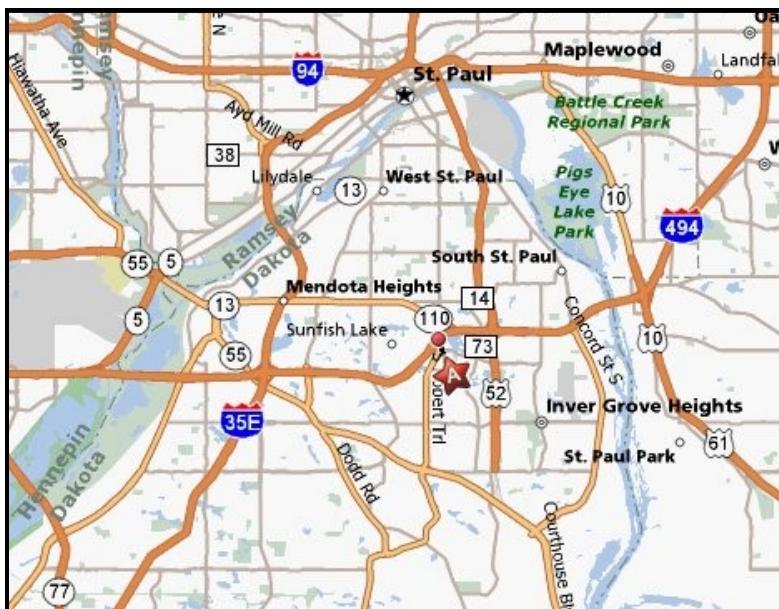
**5300 S Robert Trail Inver Grove Heights, MN 55077**



## 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)
- ♦ \$2.67SF 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:

**Roz Peterson**  
612.708.5281 Cell  
[rozp@cerron.com](mailto:rozp@cerron.com)  
[www.cerron.com](http://www.cerron.com)

**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
<b>Population</b>	6,156	66,009	158,007
<b>Median Household Income</b>	\$62,925	\$77,087	\$78,386
<b>Average Household Income</b>	\$93,317	\$106,776	\$111,285
<b>Daytime Population</b>	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

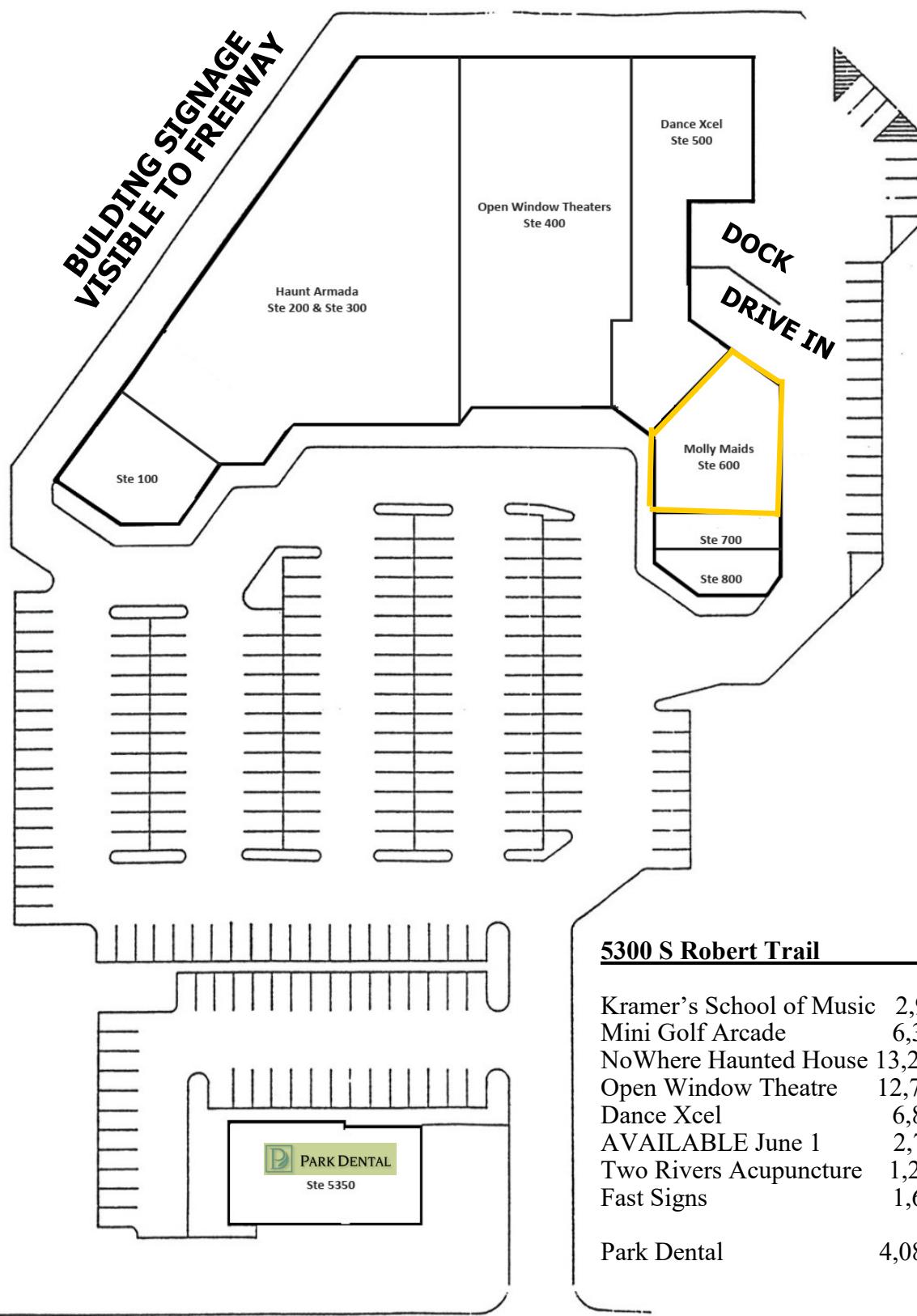
- ♦ Business plan
- ♦ Financials
- ♦ Application

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

