

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

**BIG TIRES**

**at&t** *PEARLE VISION*

**Associated Bank**  
associatedbank.com

**OUTLOT 1**  
0.76 AC

**Cub LIQUOR**

**Cub FOODS**

**Wendy's**  
UNDER CONSTRUCTION

**Southview**  
Animal Hospital  
**GameStop**  
**RED WING**  
STAPLES  
Great Clips  
**PLAY IT AGAIN**  
SPORTS  
**Hirshfield's**  
**Metro**  
Dentalcare

**Burlington**

**Starbucks**  
**xfinity**  
**crumbl**  
COOKIES

**\$5 TAN**

**Papa Murphy's**  
TAKE 'N BAKE PIZZA

**CHASE**

**AFFORDABLE DENTURES & IMPLANTS**

**CAFE ZUPAS**

**Associated Bank**  
associatedbank.com

**Chuck & Don's**  
PET FOOD OUTLET

**MENDOTA ROAD 9,000 VPD**

**S ROBERT ST**  
21,155 VPD

**White Castle**

**Walgreens**

# ROBERT STREET MARKETPLACE

Retail For Lease | West St. Paul, MN

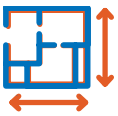
JANET OLSON | 612.359.1681  
TOM PALMQUIST | 952.381.5538

# ROBERT STREET MARKETPLACE OVERVIEW



## SITE INFORMATION

**Location:** 2001-2067 South Robert Street | West St. Paul  
**Year Built:** 1972  
**GLA:** 172,354 SF  
**Parking:** Surface Lot | 1,250 Stalls  
**Signage:** Monument signage available to qualified premises



## FOR LEASE

6,410 SF  
 17,715 SF - Future  
 7,826 SF - Avail. 12/1/24  
 3,922 SF  
 \* can be combined

## GROUND LEASE

0.76 Acres

## 2024 OPEX

**CAM:** \$2.89 PSF  
**Taxes:** \$3.72 PSF  
**TOTAL:** \$6.61 PSF



## TRAFFIC COUNTS

**South Robert Street:** 21,155 vpd  
**Mendota Road:** 9,000 vpd



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	7,236	73,481	187,460
<b>Daytime Population</b>	10,378	69,552	230,109
<b>Median HH Income</b>	\$51,079	\$66,338	\$68,083
<b>Average HH Income</b>	\$76,707	\$91,773	\$93,345



## CENTER TENANTS

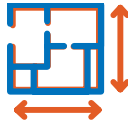


## FOR INFORMATION CONTACT:

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 tom.palmquist@transwestern.com

# SITE PLAN



## AVAILABILITY

- A:** 6,410 SF\*
- B:** 17,715 SF\* - Future
- C:** 7,826 SF - 12/1/24
- D:** 3,922 SF

\*can be combined

**LOT 1:** 0.76 AC



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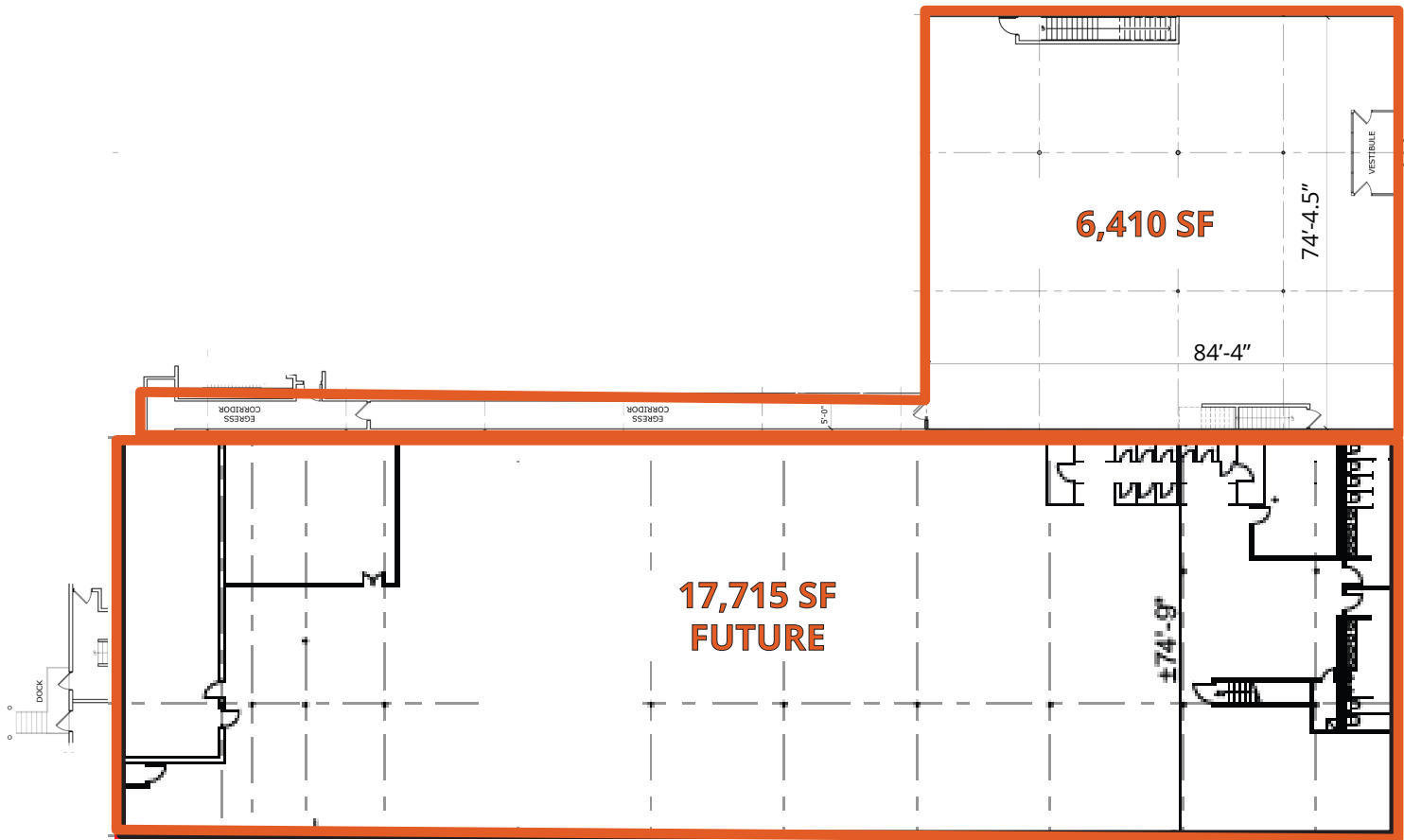


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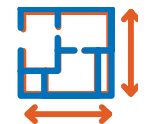
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**REALTY RESOURCES**  
MEMBER

# SPACE PLAN UP TO 24,350 SF



BUILDING KEY - SOUTH OF CUB FOODS



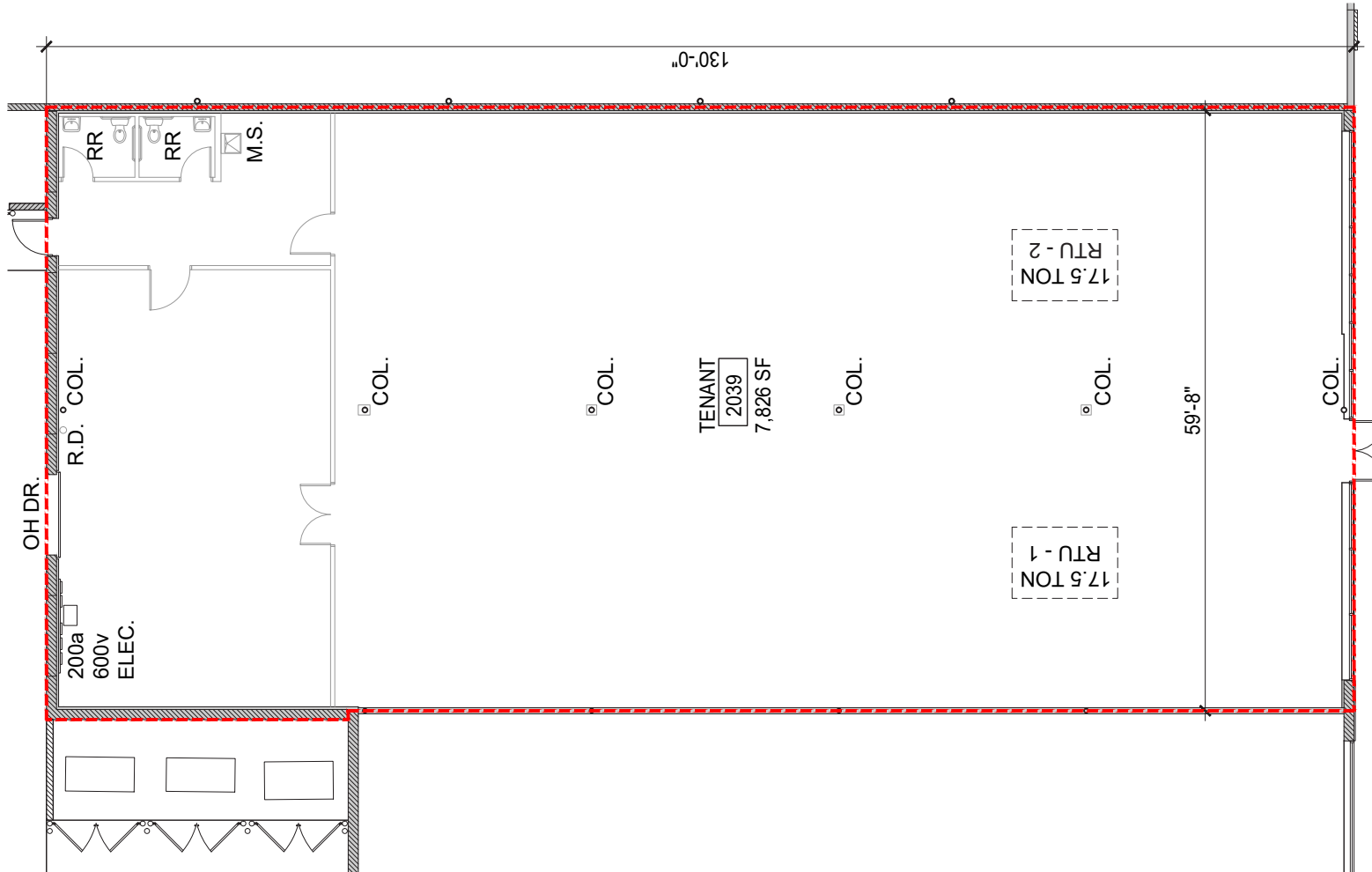
\*Up to 24,350 SF



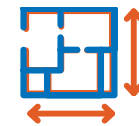
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# SPACE PLAN 7,826 SF



BUILDING KEY - SOUTH OF CUB FOODS



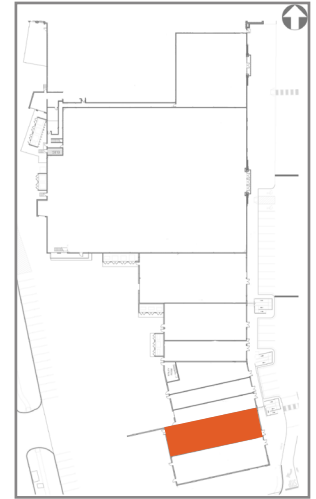
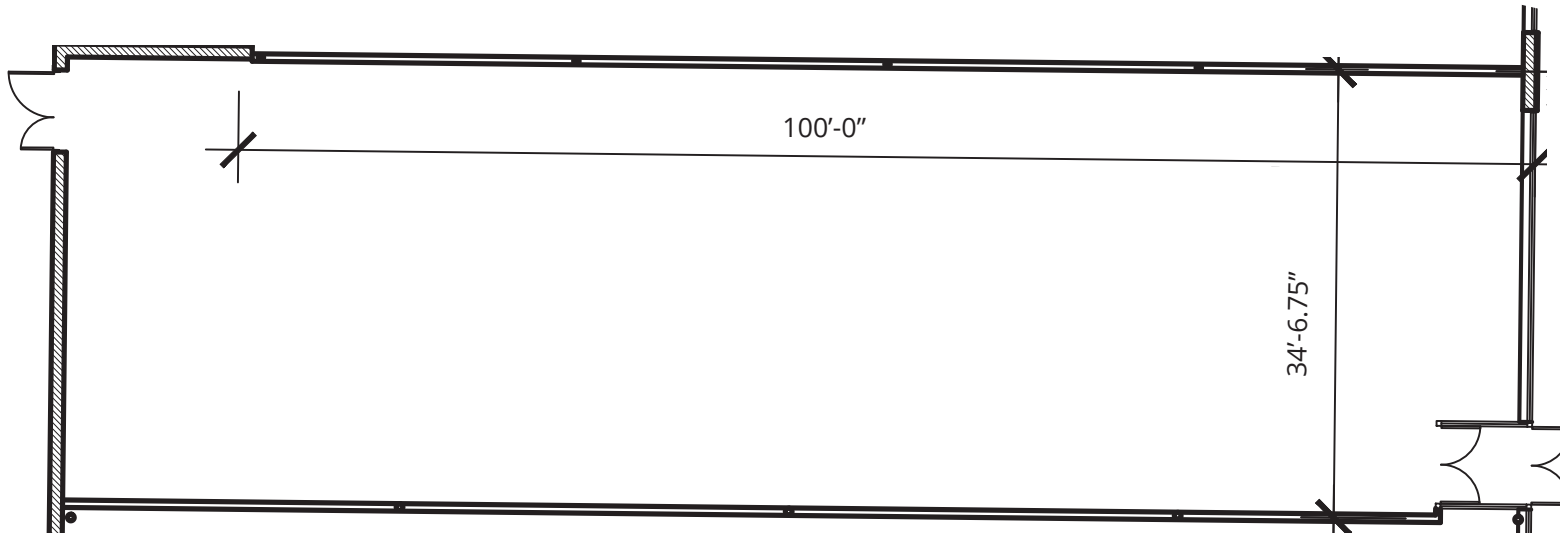
**SUITE C**  
7,826 SF



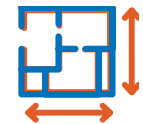
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# SPACE PLAN 3,922 SF



BUILDING KEY - SOUTH OF CUB FOODS



**SUITE D**  
3,922 SF



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 REALTY  
RESOURCES  
MEMBER

# TRADE AREA AERIAL

TRANSWESTERN

REAL ESTATE  
SERVICES



FOR MORE INFO CONTACT: \_\_\_\_\_

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