

# 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: \$5.34 psf

Real Estate Taxes: \$3.08 psf

Total (2024): \$8.42 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



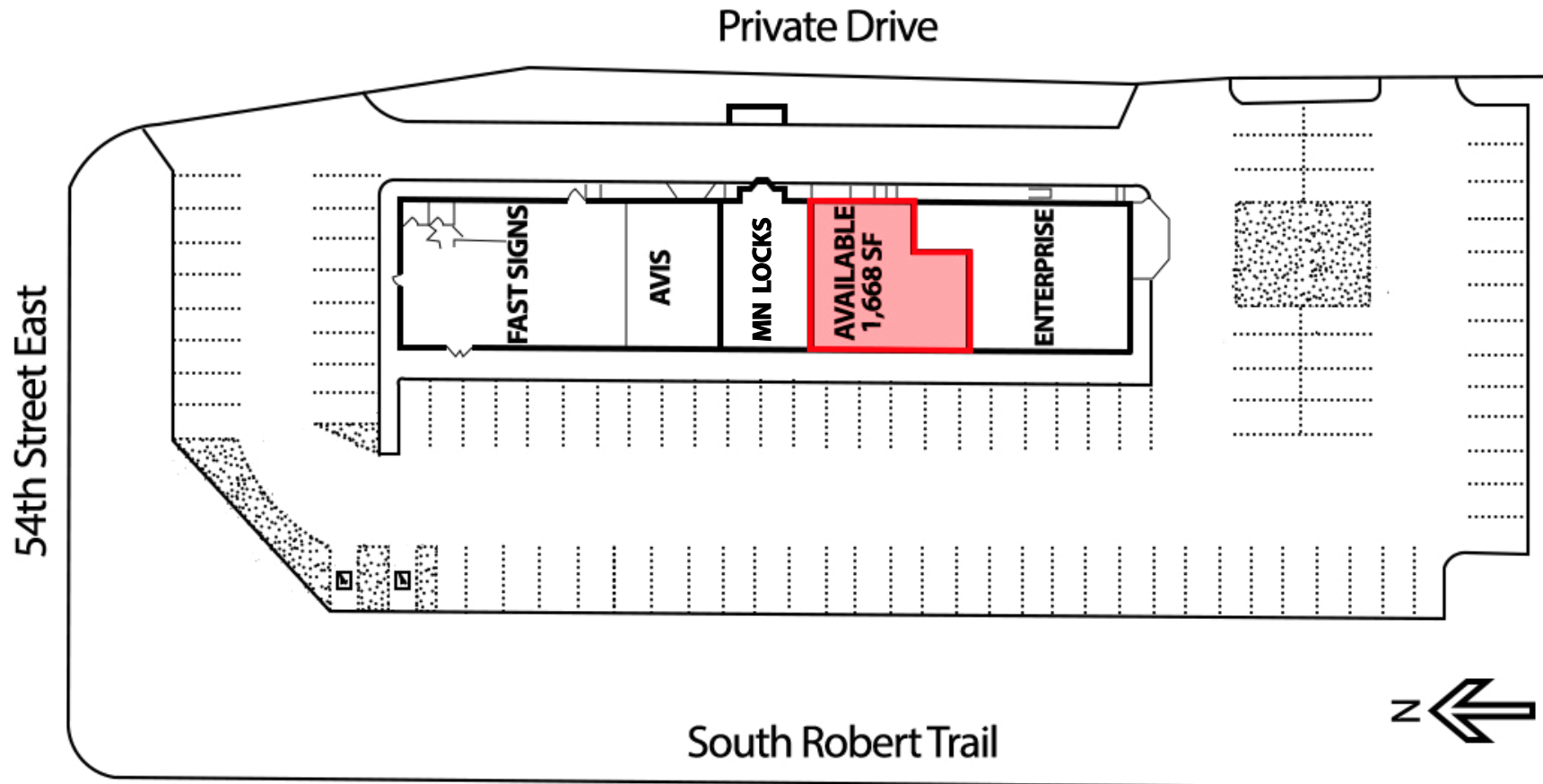
DAYTIME  
POPULATION

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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