

1963 S Robert St

West St Paul, MN 55118

4,510 SF Available for Sublease



Property Features

- + Fully built out and functioning medical space
- + Hard corner location on Robert St and Crusader Ave
- + New building construction
- + Immediate occupancy available.

Traffic Counts

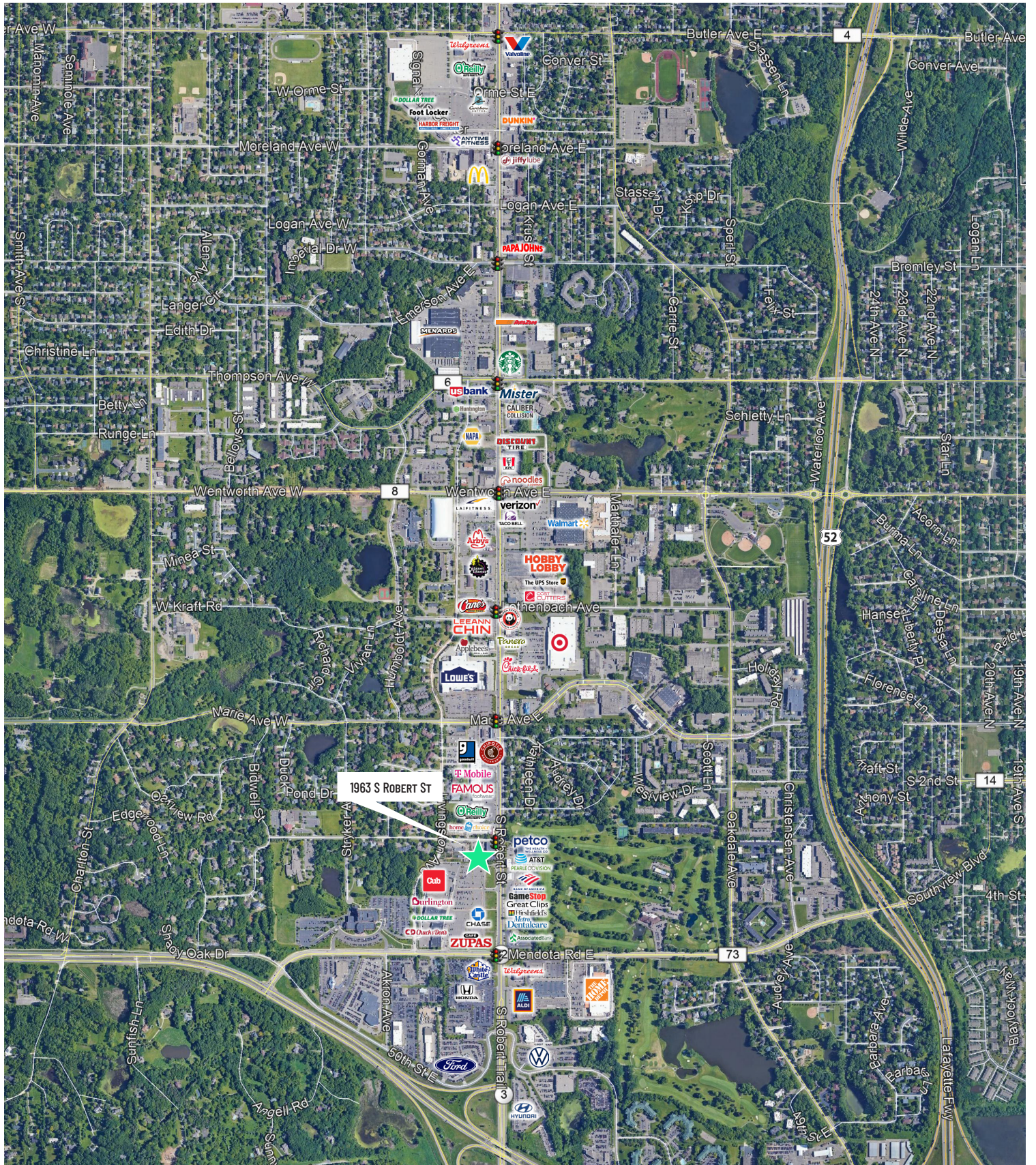
- + S Robert St - 21,900 VPD
- + Livingstone Ave - 3,603 VPD
- + Mendota Rd W - 10,900 VPD



Area Retailers

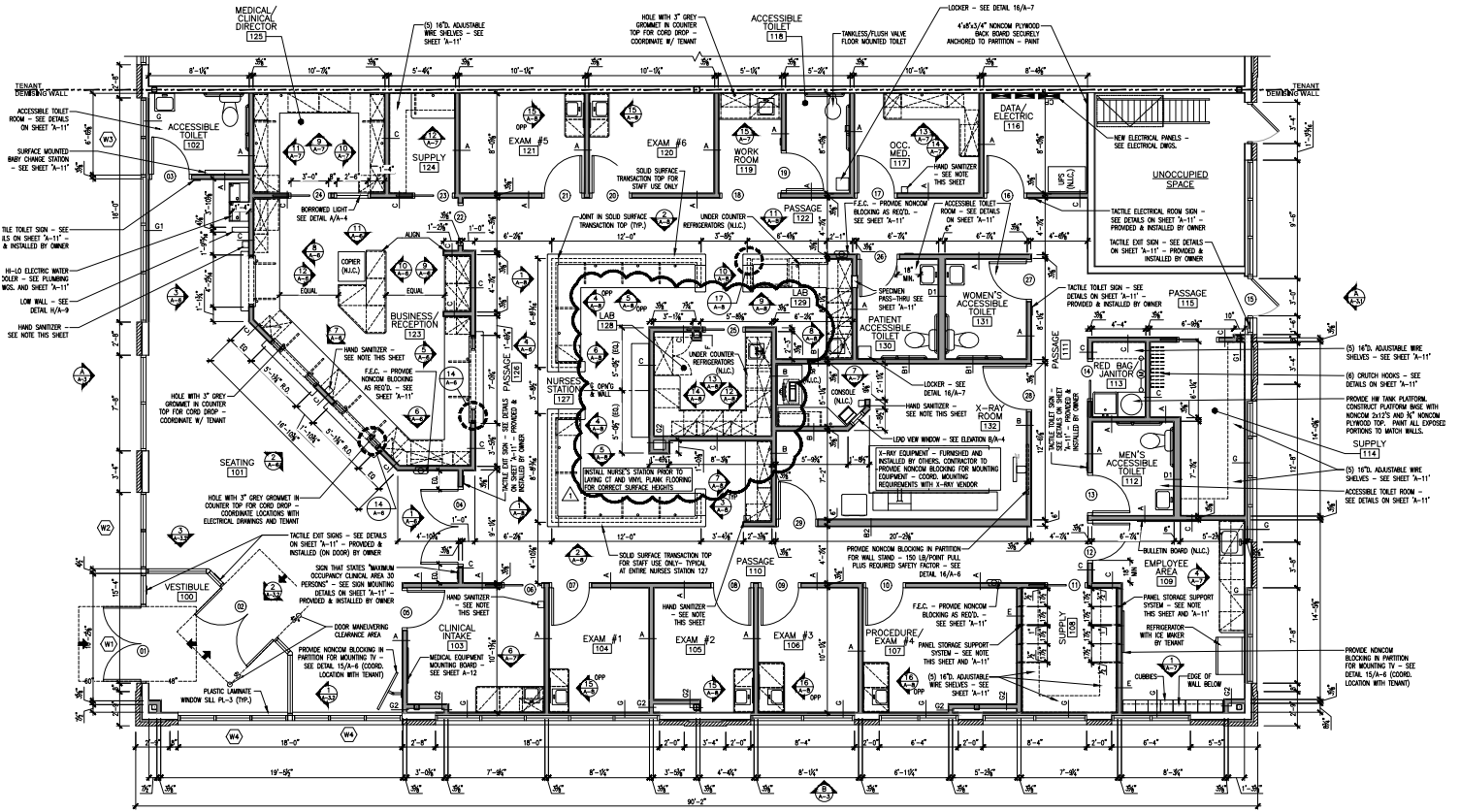


Area Retail Map



Floor Plan

7,600 SF Available



FLOOR PLAN
SCALE 1/4" = 1' - 0"

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	7,282	73,613	195,884
2028 Population - Five Year Projection	7,695	74,857	199,728
2020 Population - Census	7,162	73,073	193,992
2010 Population - Census	6,885	69,734	179,027
2020-2023 Annual Population Growth Rate	0.51%	0.23%	0.30%
2023-2028 Annual Population Growth Rate	1.11%	0.34%	0.39%
HOUSEHOLDS			
2023 Households - Current Year Estimate	3,575	30,518	84,515
2028 Households - Five Year Projection	3,819	31,240	86,480
2010 Households - Census	3,279	28,534	76,275
2020 Households - Census	3,498	30,199	83,183
	95.1%	96.0%	94.9%
2020-2023 Compound Annual Household Growth Rate	0.67%	0.32%	0.49%
2023-2028 Annual Household Growth Rate	1.33%	0.47%	0.46%
2023 Average Household Size	1.99	2.39	2.27
HOUSEHOLD INCOME			
2023 Average Household Income	\$81,730	\$106,719	\$108,372
2028 Average Household Income	\$91,137	\$120,553	\$123,316
2023 Median Household Income	\$56,240	\$76,581	\$74,871
2028 Median Household Income	\$60,551	\$84,669	\$83,483
2023 Per Capita Income	\$38,718	\$44,216	\$46,827
2028 Per Capita Income	\$43,818	\$50,272	\$53,461
HOUSING UNITS			
2023 Housing Units	3,991	32,151	89,584
2023 Vacant Housing Units	416	1,633	5,069
	10.4%	5.1%	5.7%
2023 Occupied Housing Units	3,575	30,518	84,515
	89.6%	94.9%	94.3%
2023 Owner Occupied Housing Units	1,387	19,922	48,549
	34.8%	62.0%	54.2%
2023 Renter Occupied Housing Units	2,188	10,596	35,966
	54.8%	33.0%	40.1%
EDUCATION			
2023 Population 25 and Over	5,227	51,341	138,999
HS and Associates Degrees	2,817	27,822	65,436
	53.9%	54.2%	47.1%
Bachelor's Degree or Higher	2,064	20,576	65,362
	39.5%	40.1%	47.0%
PLACE OF WORK			
2023 Businesses	457	2,076	7,729
2023 Employees	9,602	30,771	173,043

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For Sublease



Contact Us

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