

FREESTANDING RETAIL BUILDING FOR LEASE

1399 South Robert Street | West Saint Paul, MN | 55118



4,800 SF Retail Available

Zach Stensland

612.436.0745
zach@upland.com

Samuel Gerlach

612.465.8529
sam@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

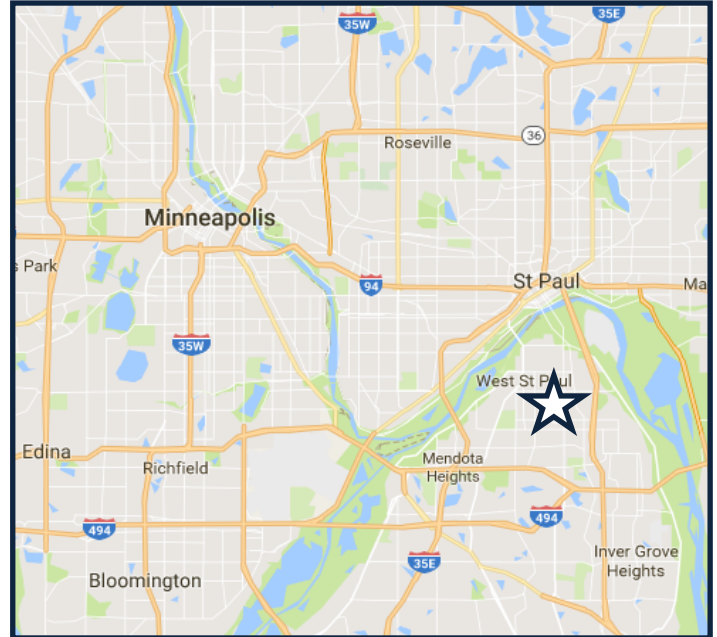
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PROPERTY INFORMATION

ADDRESS	1399 S. Robert Street
CITY, STATE	West St. Paul, MN
BUILDING SIZE	4,800 SF
LOT SIZE	0.35 Acres
LEASE RATE	Negotiable
TAXES	\$3.91 PSF
PARKING	17 spaces
ZONING	B-4 Shopping Center
COUNTY	Dakota
YEAR BUILT	1972
DOCK DOOR	Roll up door in rear



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,771	76,099	254,580
MEDIAN HH INCOME	\$52,791	\$54,089	\$52,206
AVERAGE HH INCOME	\$70,079	\$76,208	\$74,967
MEDIAN AGE	41.5	37.6	34.8

TRAFFIC COUNTS

S ROBERT STREET	23,500 VPD
THOMPSON	9,100 VPD



COMMENTS

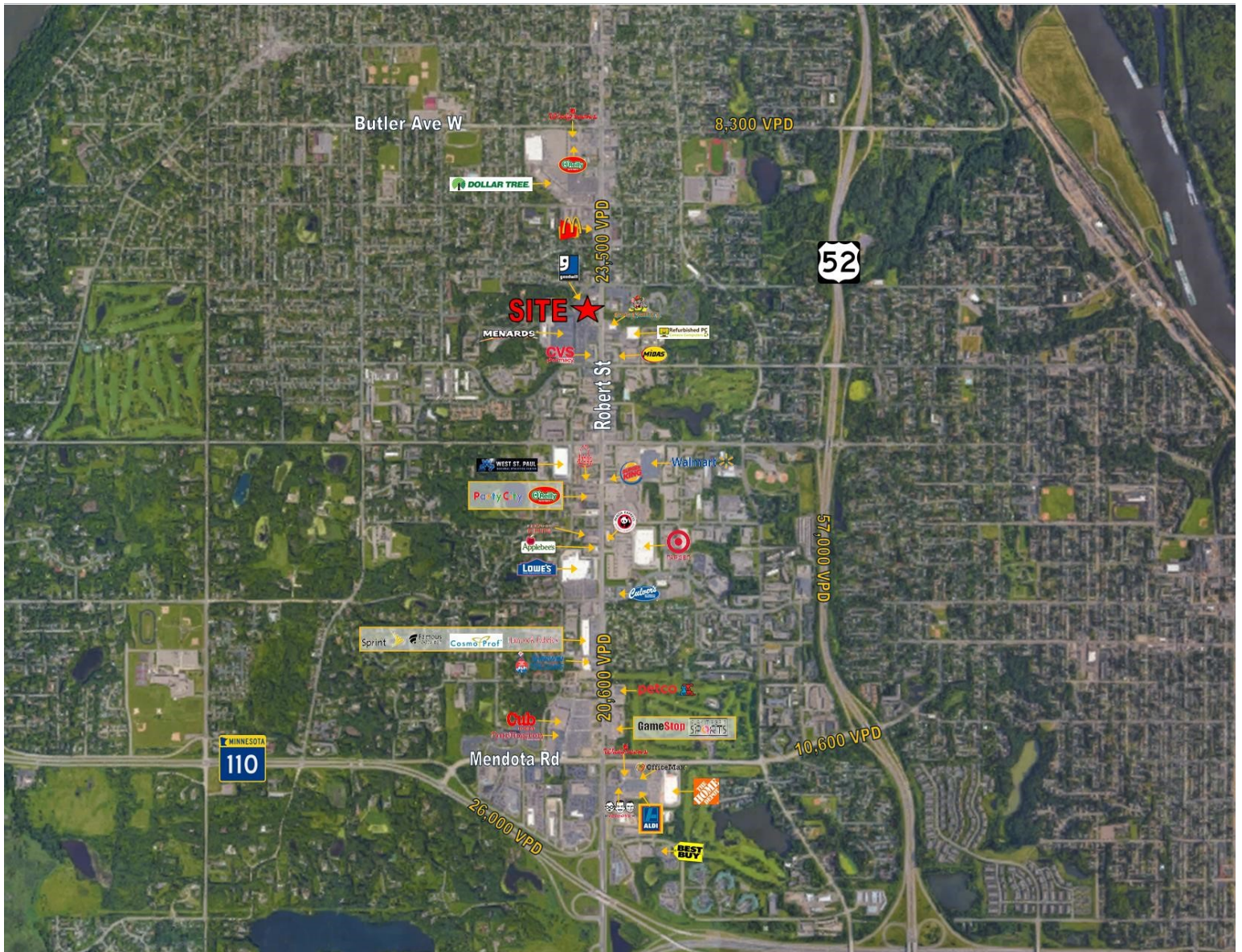
This property is an excellent opportunity to have your business in a stand-alone building that offers off street parking, good access & excellent pylon signage to promote your business in lights!

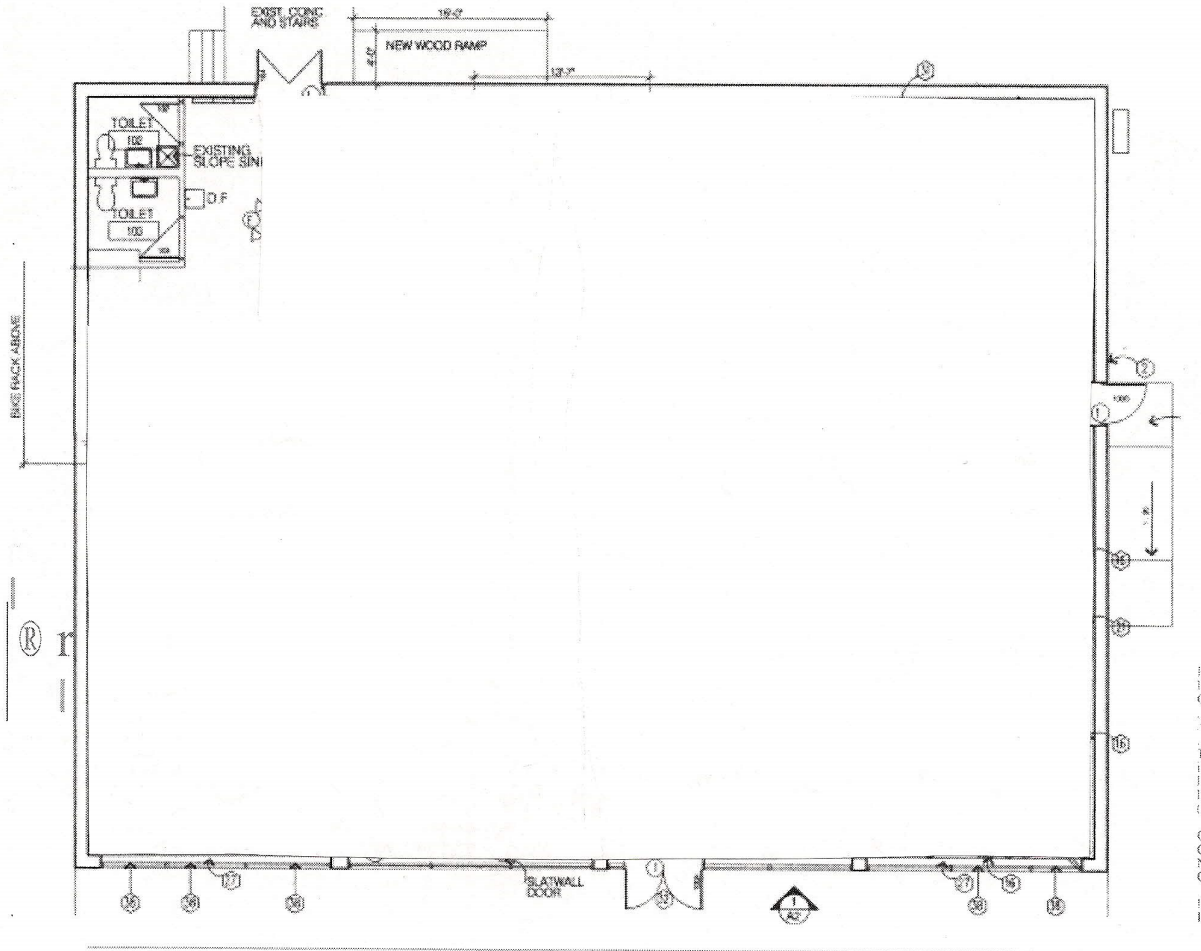
West St. Paul has done a great job attracting retailers and professional service alike over the last two decades. This is due to many factors. The critical mass of people within 3 miles indicating over 82,000 residents, It's excellent connection to area highway/freeway systems and is located minutes from the airport. Additionally, West St. Paul promotes a quality transit system that provides transportation needs for residents and businesses.

The city's Economic Development Authority offers numerous incentives for new and relocating businesses.

West St. Paul's positioning close to both downtown St. Paul & Minneapolis (CBD) also plays an important role to the success of area businesses.

Retailers including Super Target, Cub Foods, Hobby Lobby, Pet Co, Walgreens are just a few noteworthy national brands that have come to Robert Street and almost every national quick service restaurant is located along West St. Paul.





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A-1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

