

# 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

**Nancy Murdakes Brown**

612.465.8528  
nancy@upland.com

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

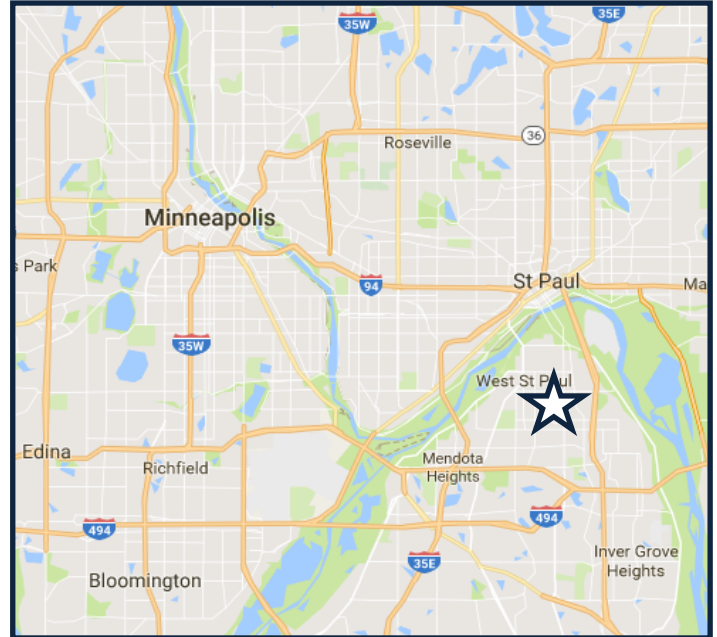
**UPLAND**  
REAL ESTATE GROUP, INC.

*Look Upland. Where Properties & People Unite!*  
[www.upland.com](http://www.upland.com)

Main: 612.332.6600  
Fax: 612.376.4489

**PROPERTY INFORMATION**

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



**DEMOGRAPHICS**

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

**TRAFFIC COUNTS**

<b>S ROBERT STREET</b>	23,500 VPD
<b>THOMPSON</b>	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!

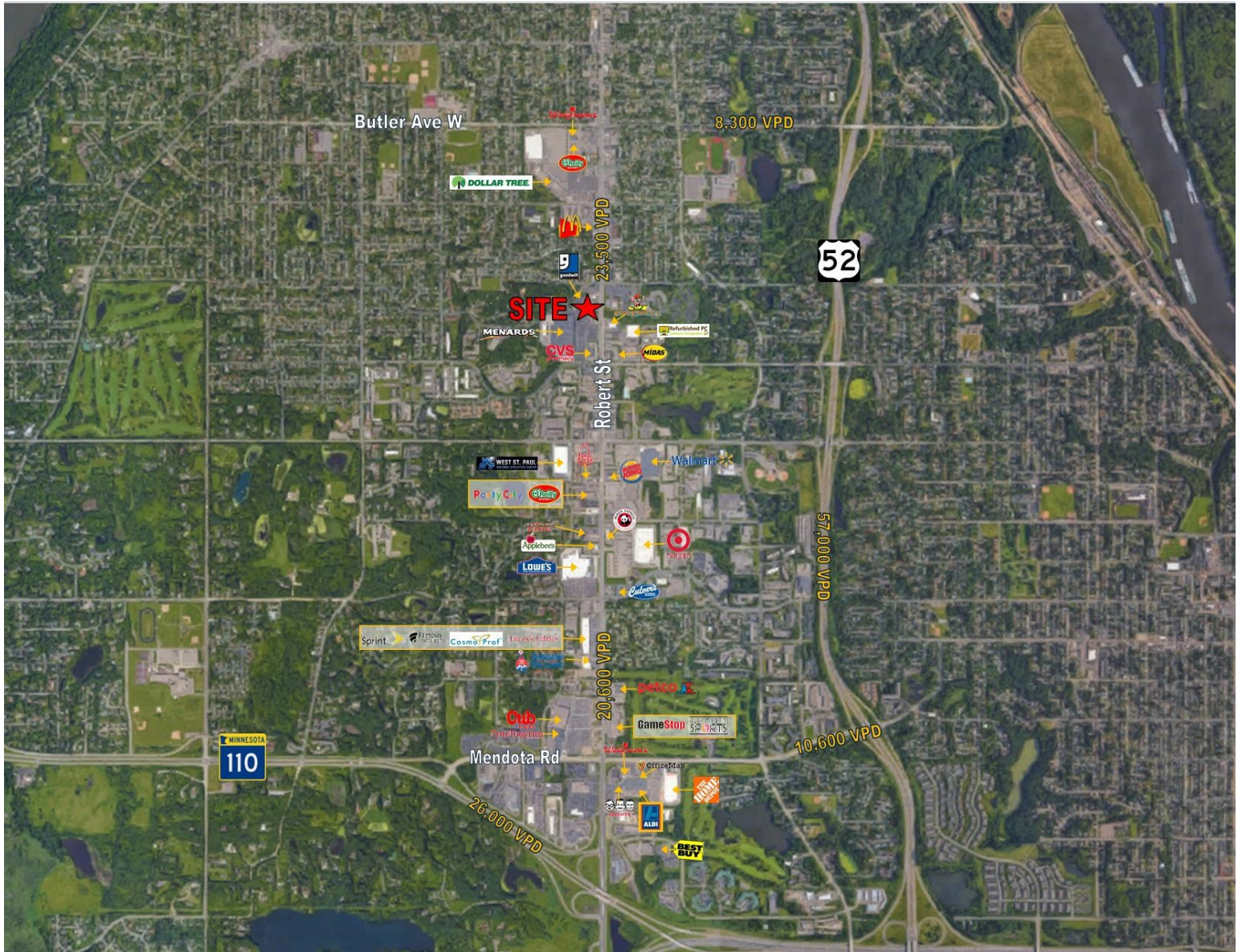
West St. Paul has done a great job attracting retailers and professional service alike over the last two decades. This is due to many factors. The critical mass of people within 3 miles indicating over 82,000 residents, It's excellent connection to area highway/freeway systems and is located minutes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

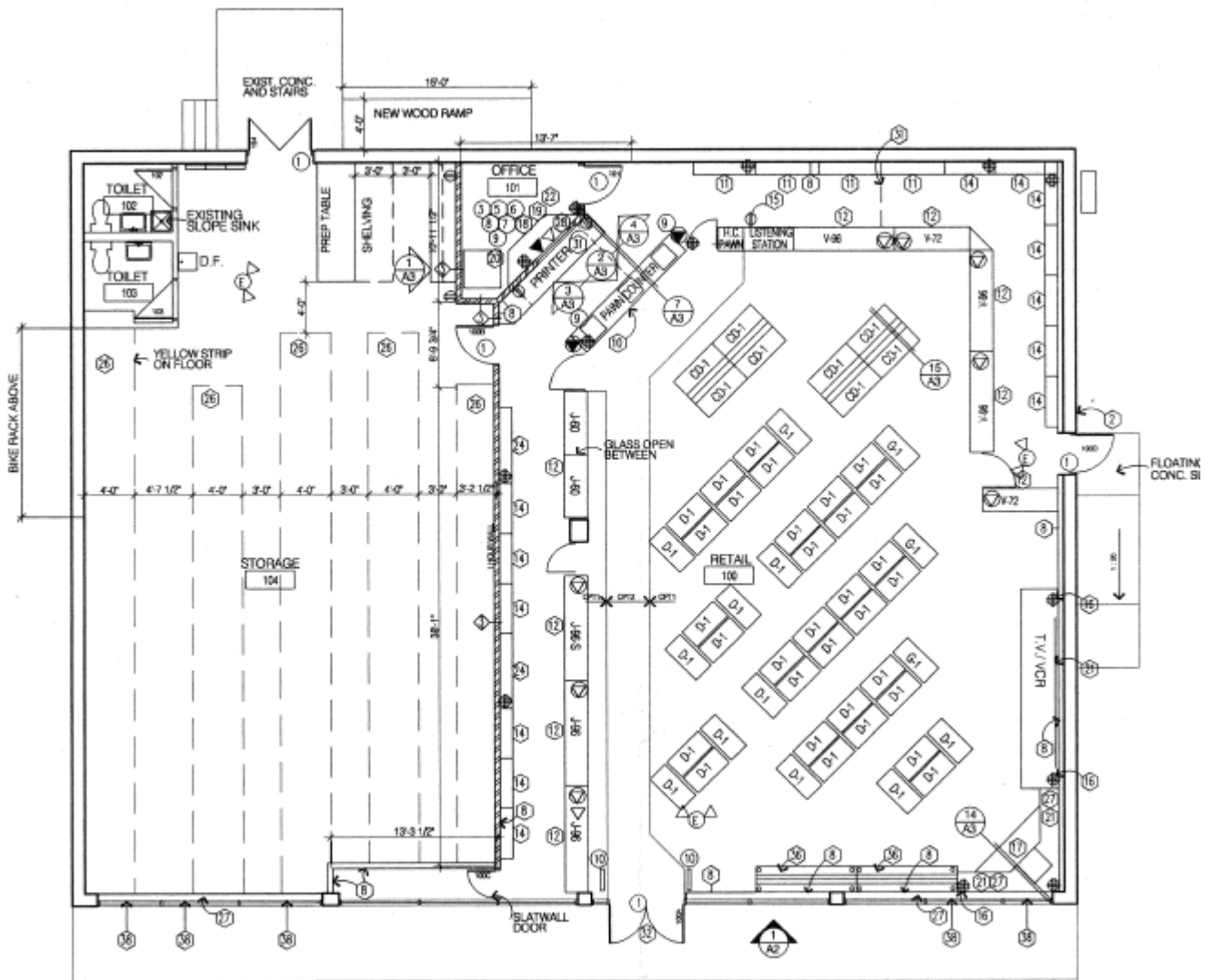
The city's Economic Development Authority offers numerous incentives for new and relocating businesses.

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.

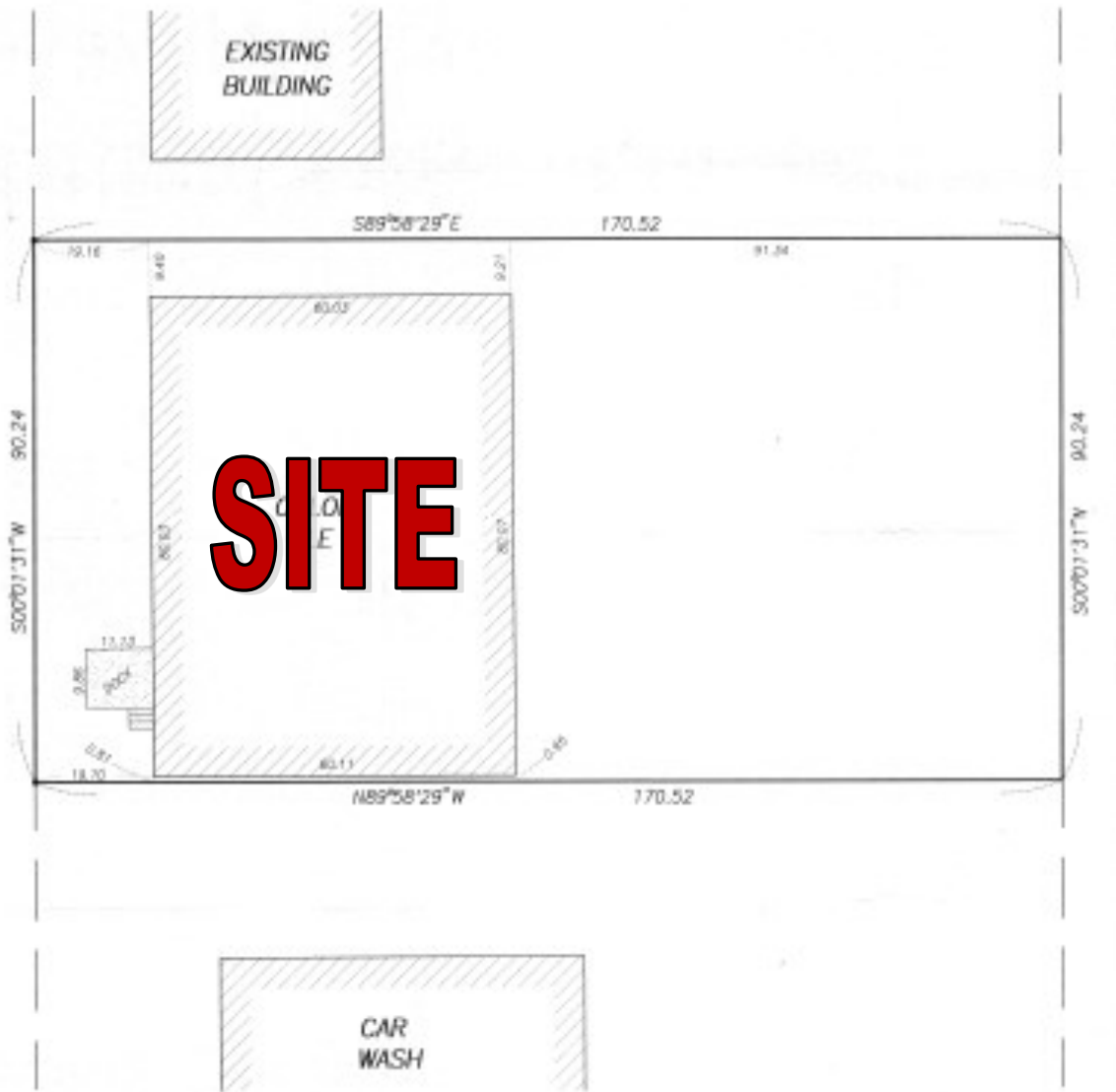






**2**  
**A-1** FLOOR PLAN  
SCALE: 1/8" = 1'-0"





STREET

ROBERT

SOUTH

