



For Lease

5300 S Robert Trail Inver Grove Heights, MN 55077



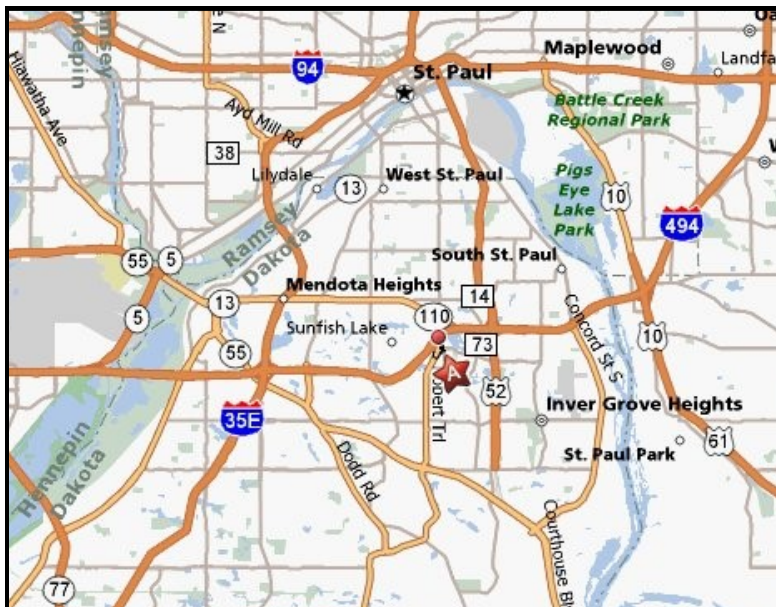
Salem Square Shopping Center

- ◆ 1,200—12,513 Square Feet available
- ◆ Near new Vikings Training Facility
- ◆ Easy access off I-494 & Hwy 3 (Robert Street shopping area)
- ◆ \$2.44/SF CAM & \$1.81/SF Taxes (\$4.25/SF) Utilities separately metered
- ◆ Affordable rent/ Tenant Improvement allowance available
- ◆ Freeway visibility and signage to Interstate 494
- ◆ 241 Parking Stalls
- ◆ Population 60,553 in 3 mile radius
- ◆ Great for home furnishings/furniture, jewelry, medical, entertainment, used goods or specialty food
- ◆ B-3 Zoning

Traffic Counts (2015)

Vehicles Per Day (VPD)

114,000	I-494 West
88,000	I-494 East
15,600	Robert Street North
8,700	Robert Street South



For more information, contact owner/agent:

Roz Peterson
 612.708.5281 Cell
 rozp@cerron.com
www.cerron.com

Creating Property Solutions for you... with you

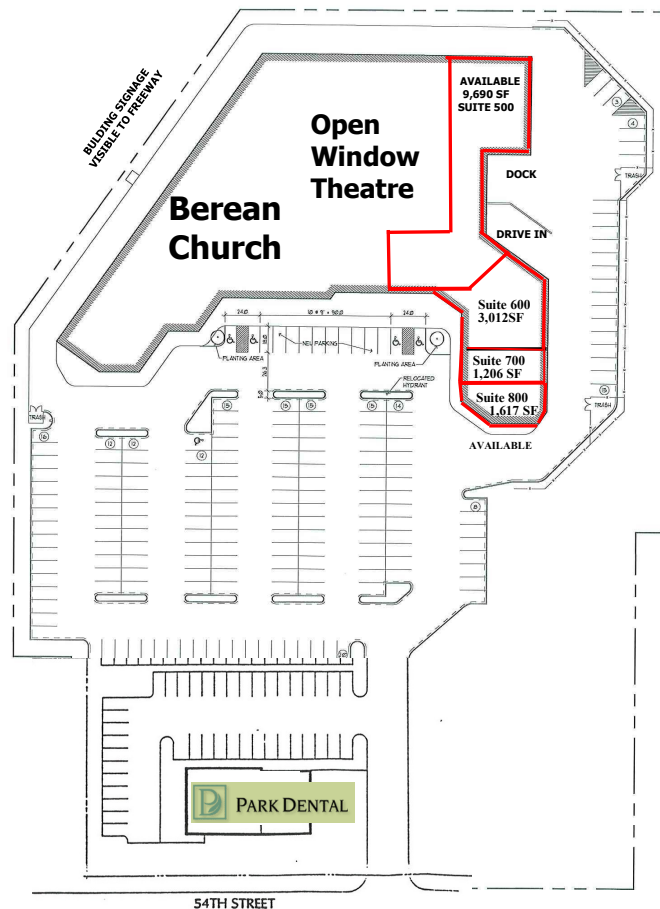


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Demographics	3 Mile	5 minute drive	10 minute drive	15 minute drive
Population	61,301	16,734	117,813	473,572
Median Household Income	\$59,204	\$53,990	\$60,473	\$63,535
Average Household Income	\$83,779	\$78,419	\$84,672	\$87,746
Daytime Population	35,870	12,963	109,304	379,096



- 5300 S Robert Trail Suite
- Borean Church 100—300
- Open Window Theatre 400
- AVAILABLE :**
- Space up to 9,690 SF** **500**
- Can divide store front space**
- AVAILABLE 3, 012 SF** **600**
- AVAILABLE 1,206 SF** **700**
- Former chiropractor office
- AVAILABLE (Endcap) 1,617 SF** **800**
- Contiguous to endcap 12, 513 SF** **500- 800**



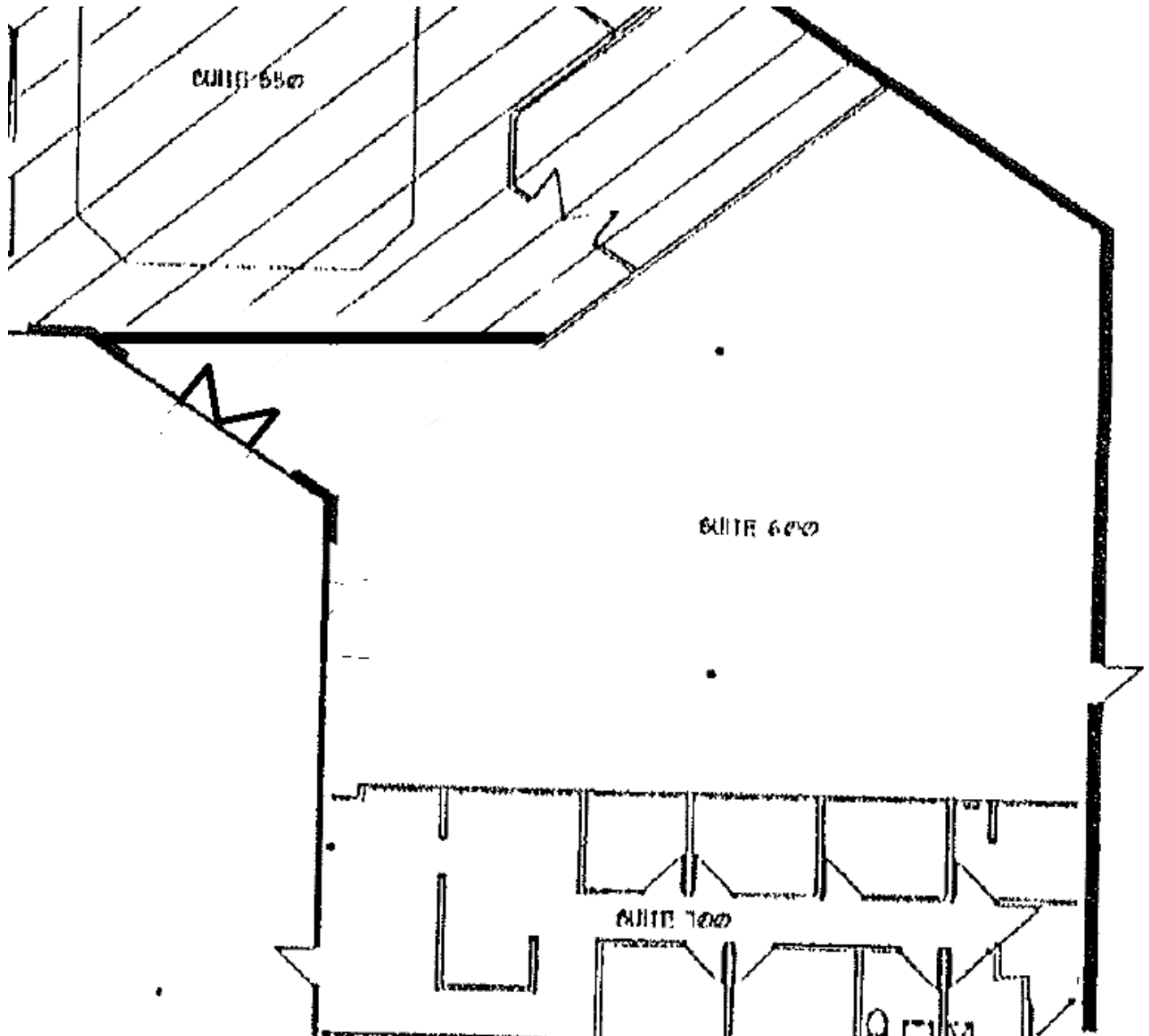
Suite 600 Floor Plan

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3,012 Square Feet as built

Signage: Building signage on front and back of building along I-494 at tenant's expense.

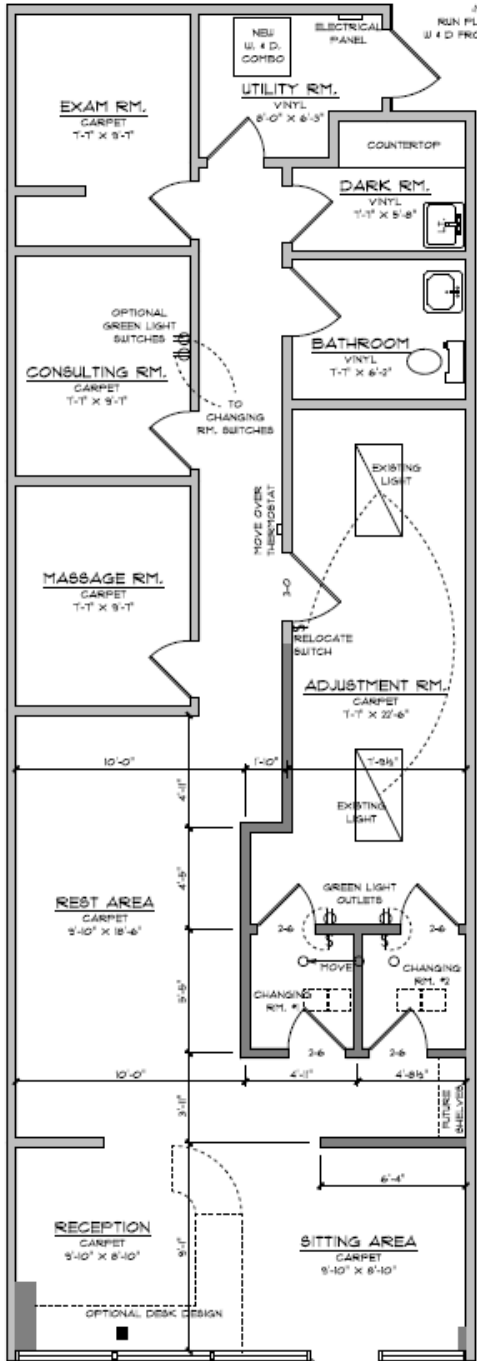
Common Area Maintenance, property taxes, insurance and trash \$1,067/month
Base Rent negotiable





Suite 700 Floor Plan

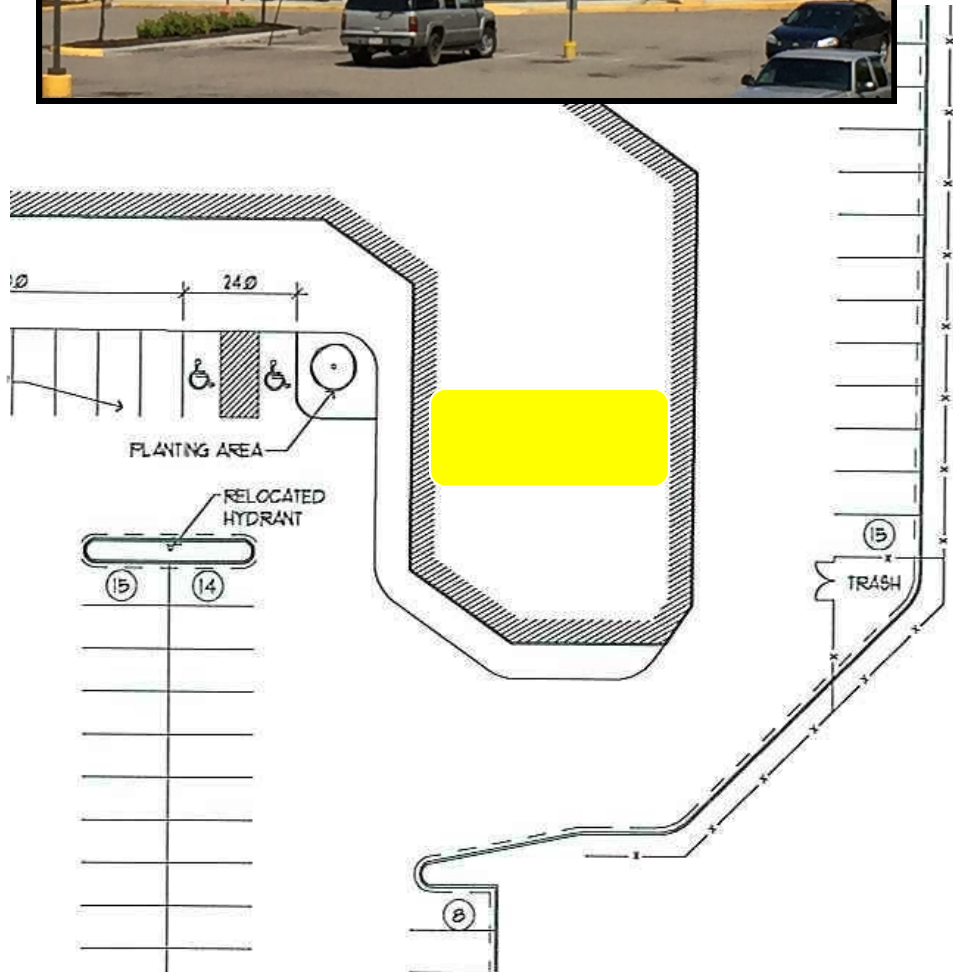
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1,206 Square Feet Chiropractor space
*up to 2,823 SF endcap available

Signage: Building signage on front and back of building at tenant's expense.

Common Area Maintenance, property taxes, insurance and trash \$432/month
Base Rent negotiable





Suite 800 Floor Plan

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1,617 Square Feet End Cap unit with 10' drive in door

Signage: Building signage on front and back of building along 494 at tenant's expense.

Common Area Maintenance, property taxes, insurance and trash \$580/month

