



SALEM SQUARE SHOPPING CENTER

5300 S Robert Trail | Inver Grove Heights, MN 55077

Only 1 Retail Space Remains For Lease!

Highlights and Features:

- Endcap unit with 10' drive-in door
- Signage available on front and back of building along 494 at tenants' expense
- 1 restroom
- Near new Vikings Training Facility
- Easy access off I-494 & Hwy 3 (Robert Street shopping area)
- Freeway visibility and signage to I-494
- Affordable rent
- Parking: 241 spaces
- Zoning: B3
- Great for food, retail or service industry
- Co-tenants: MiFamilia Daycare, Conquering King Church, Haunt Armada, Open Window Theater, Dance Xcel, Molly Maids, MN Beauty Loft and Park Dental

Space Available:

- Suite 800: 1,617 sf (endcap)
- 2022 CAM: \$2.09 psf and Taxes: \$1.61 psf
- Utilities separately metered
- Lease Rate: \$2,790/month

Demographics and Traffic Counts:

- Average Population: 1 mile - 4,369, 3 miles - 34,307 and 5 miles - 86,104
- Average Household Income: 1 mile - \$77,783, 3 miles - \$73,838 and 5 miles - \$73,151
- Traffic Counts: 102,000 vpd - I-494 and 14,900 vpd - Robert St



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com



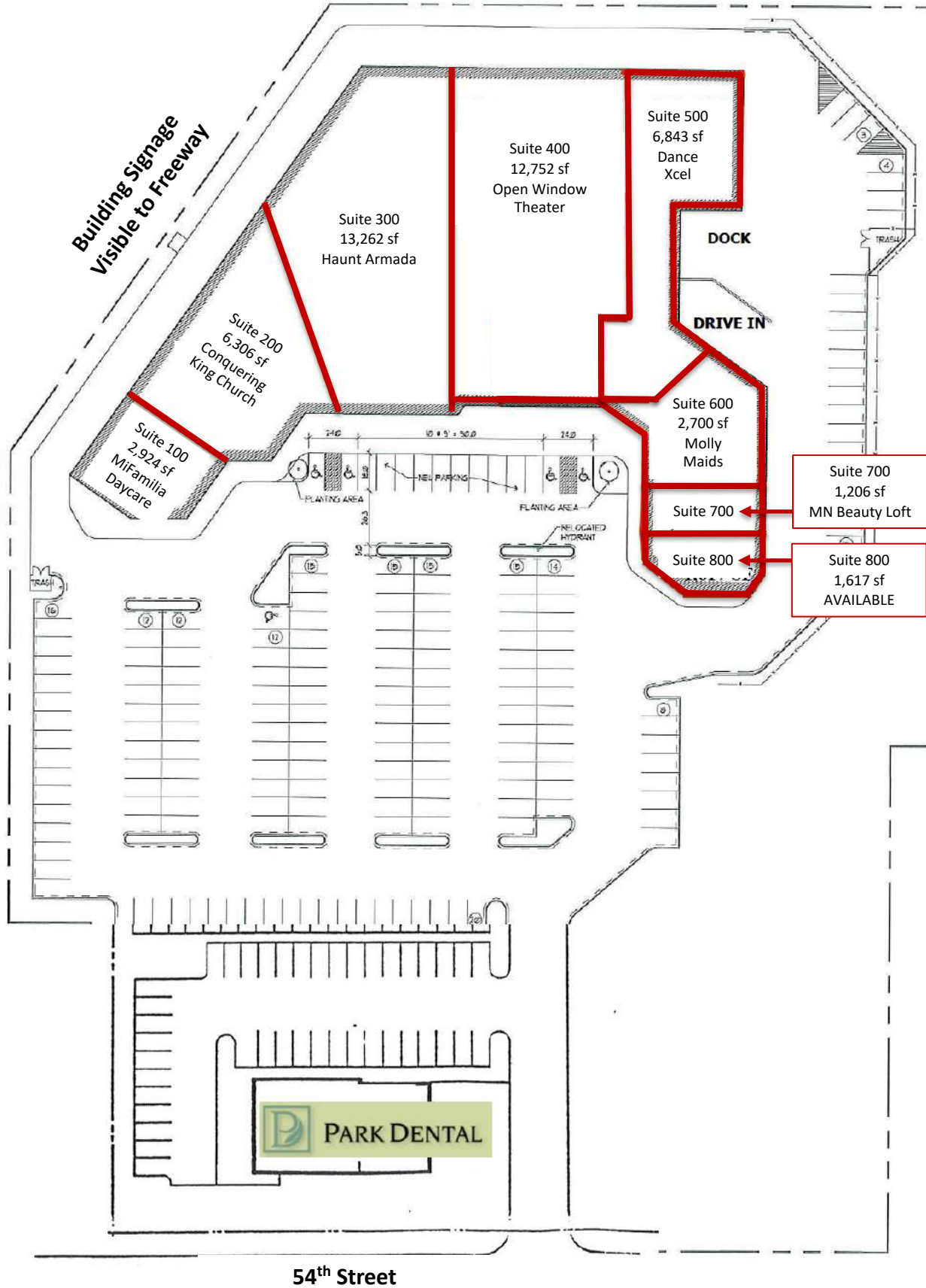
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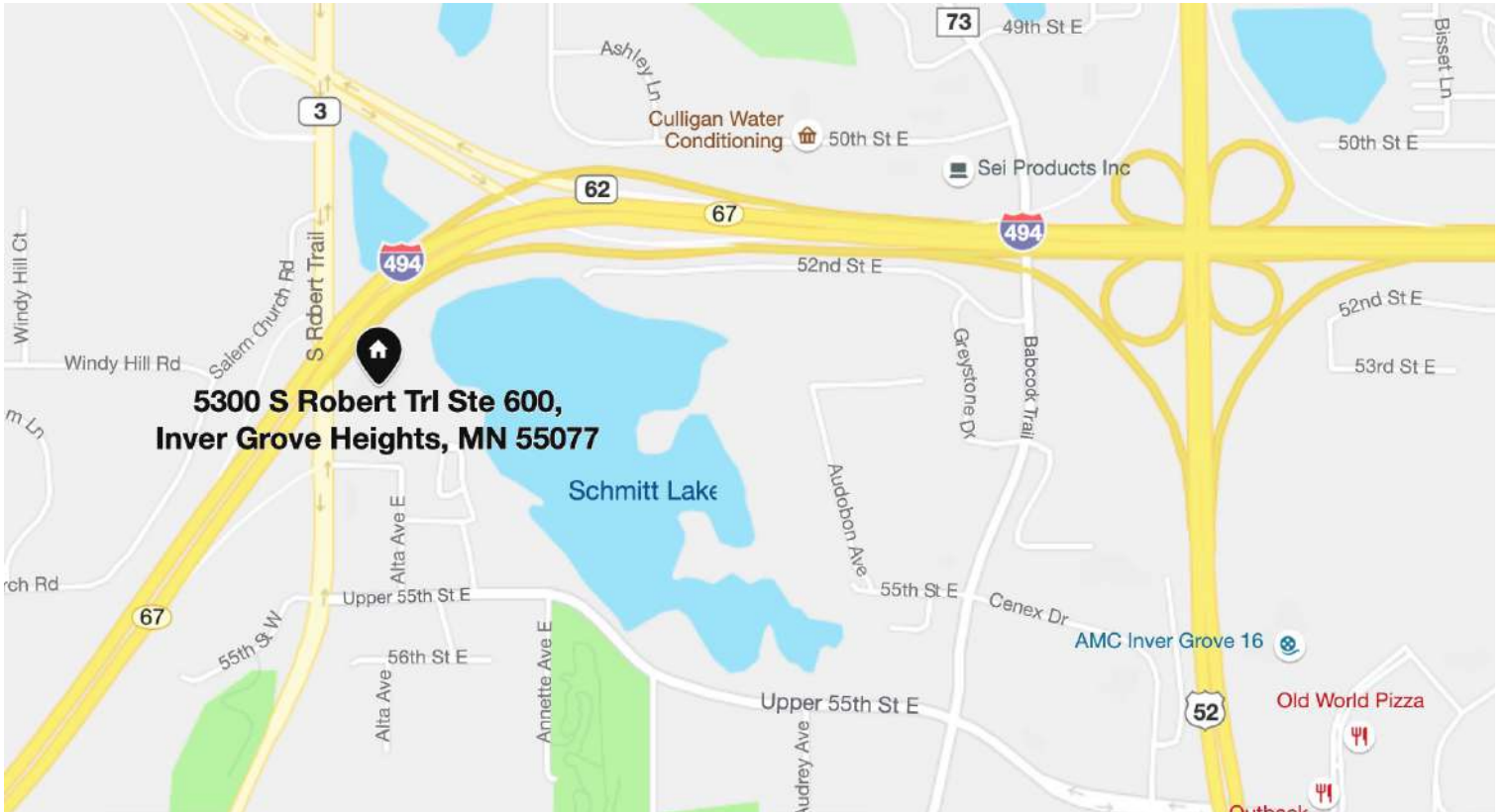
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Building Plan



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Map



Aerial



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