



For Lease

5300 S Robert Trail Inver Grove Heights, MN 55077



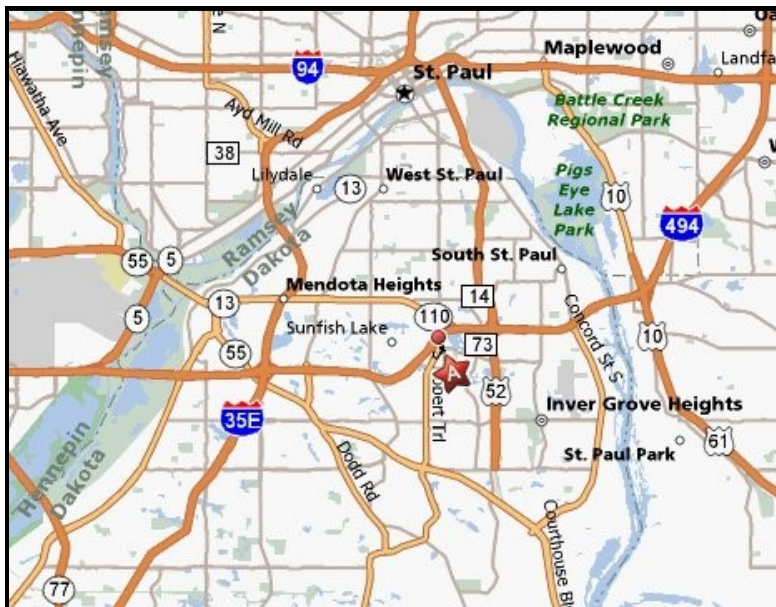
Salem Square Shopping Center

- ◆ 2,924—Square Feet End Cap—dividable to 1,500 SF
- ◆ Suite 100—200 negotiable rent
- ◆ Adjacent to Golf and Nowhere Haunted House, Open Window Theatre, Dance Xcel & MN Beauty Loft
- ◆ Easy access off I-494 & Hwy 3 (Robert Street shopping area)
- ◆ \$2.51/SF CAM, \$1.46/SF Taxes, \$.36/SF Insurance (\$4.33/SF total) 2024 rates
- ◆ Utilities separately metered
- ◆ Affordable rent
- ◆ Freeway visibility and signage to Interstate 494
- ◆ Population 64,701 in 3 mile radius—strong daytime population
- ◆ Great for food, retail or service

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:

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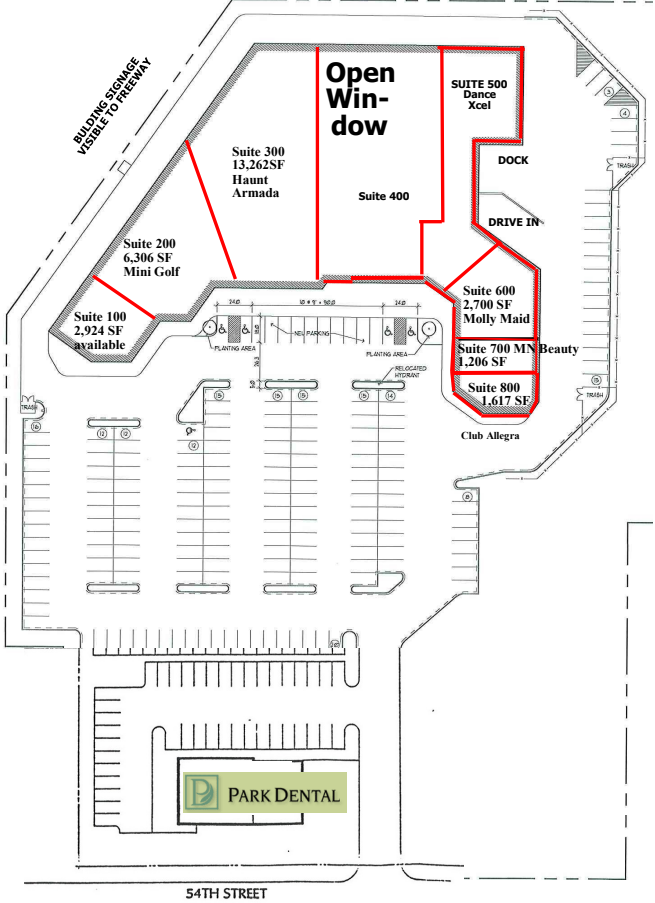


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Demographics	1 Mile	3 Mile	5 Mile
Population	5,207	64,701	154,842
Median Household Income	\$62,925	\$77,087	\$78,386
Average Household Income	\$93,317	\$106,776	\$111,285
Daytime Population	6,615	63,525	163,944



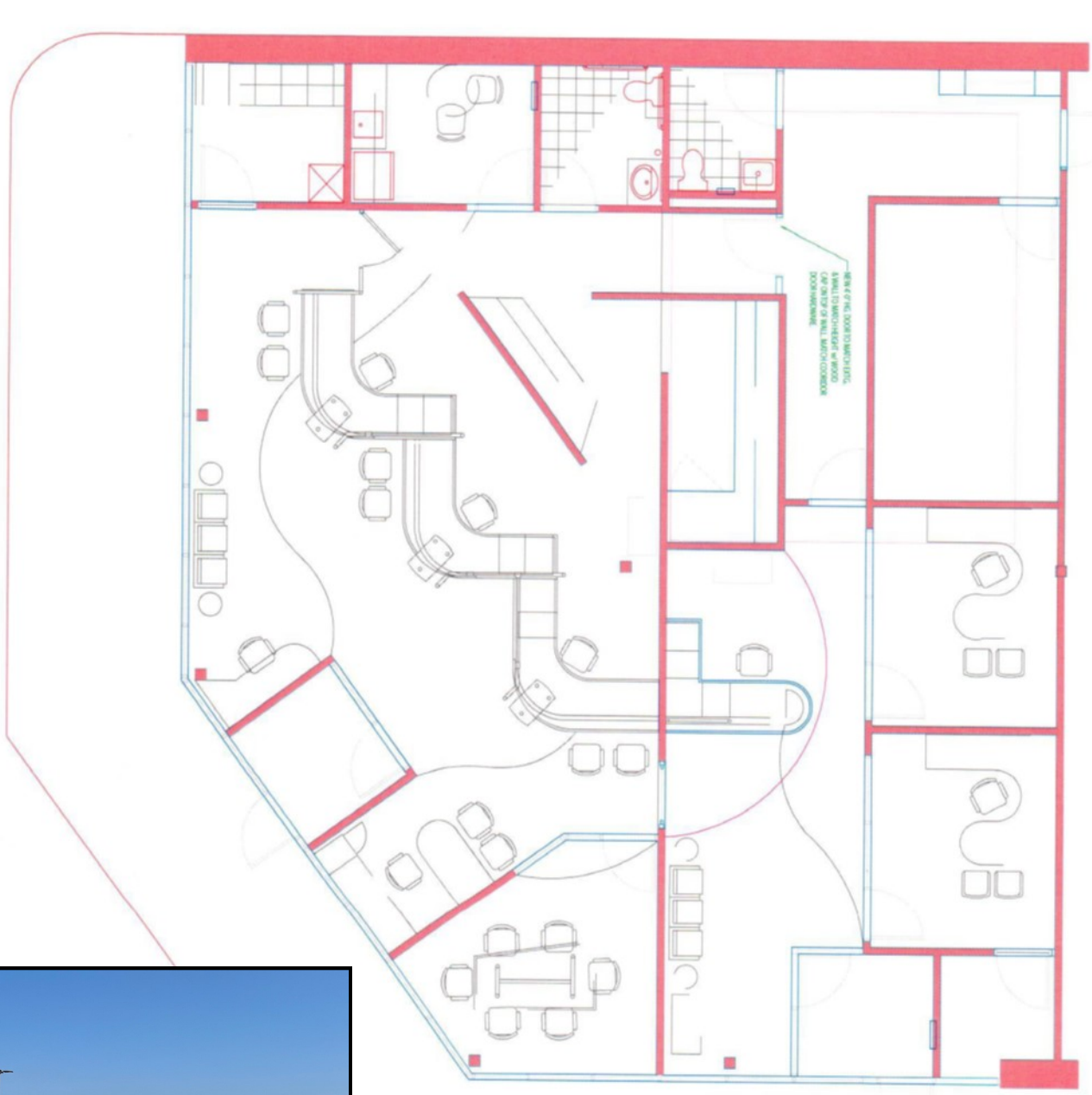
5300 S Robert Trail		Suite
AVAILABLE (Endcap)	2,924 SF	100
Mini Golf Arcade	6,306 SF	200
NoWhere Haunted House	13,262 SF	300
Open Window Theatre	12,752 SF	400
Dance Xcel	6,843 SF	500
Molly Maids	2,700 SF	600
MN Beauty Loft	1,206 SF	700
Club Allegra	1,617 SF	800
Park Dental	4,000 SF	5350



Suite 100-150 Floor Plan

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2,924 Square Feet End Cap —can be divided —2 Restrooms, kitchenette, 2 conference rooms, 2 private offices, file room, storage room
Building signage on front and back of building along 494 at tenant's expense. Gross Rent \$4,710/month + utilities



Suite 100 (endcap) 1,482 SF
Suite 150 (inline) 1,442 SF



Suite 100-150 Floor Plan

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