

# THE DAKOTAH

882-894 S ROBERT STREET, WEST ST PAUL, MN 55118

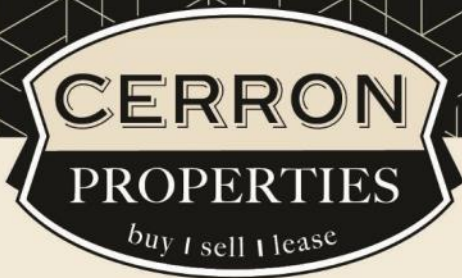


FOR LEASE | OFFICE / RETAIL SPACE 1,400-4,880 SF



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM





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## ■ PROPERTY HIGHLIGHTS

- 1,400–4,480 SF Available
- Suite 886—1,435 SF
- Suite 890—1,405 SF
- Suite 894—1,600 SF
- Visible to S Robert Street
- Parking Lot—29 stalls plus street parking
- Tenant improvements available
- Lease Rate: \$25/SF modified gross (plus utilities)
- Zoning: B-5, Gateway North Mixed-Use Zoning District

Click on the links below:

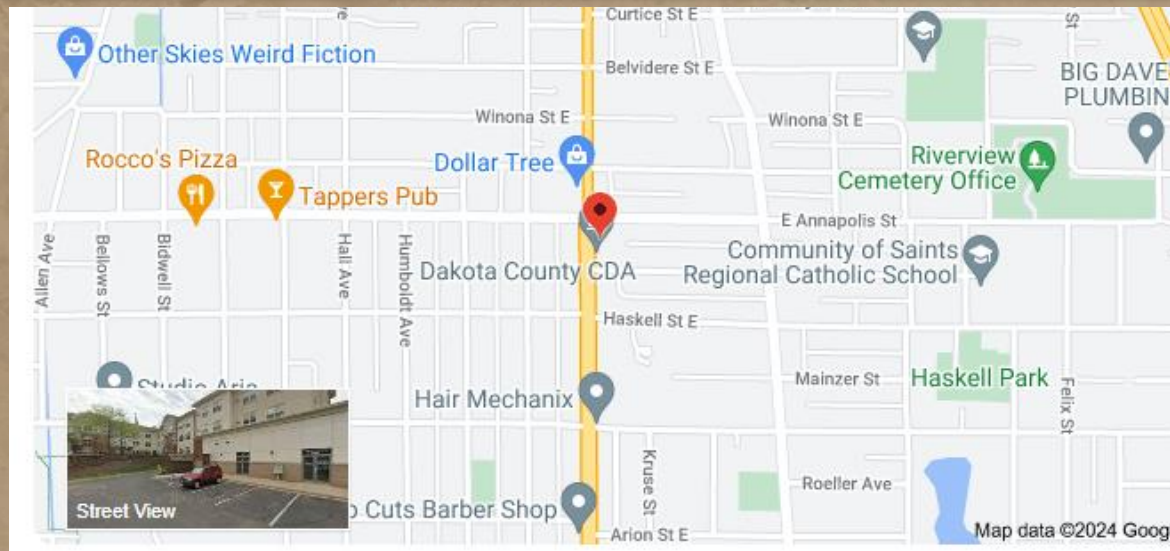
[B-5 Permitted Uses](#)

[B-5 Conditional Uses](#)

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DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
**Roz Peterson**  
**612.708.5281**  
rozp@cerron.com

# SUMMARY

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## ■ TRAFFIC COUNTS:

■ 13,300 vehicles per day Source: MN DOT

■ **B-5 Gateway North Mixed Use District Permitted Uses:**  
Salon, bike sales/repair, bank, bakery, medical, spa, sporting goods, photography, coffee/tea/cafe, computer/cell phone sales, service office, etc.

## ■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	19,973	85,146	216,373
Median HH Income	\$70,046	\$63,932	\$66,012
Avg HH Income	\$94,398	\$96,394	\$98,170

Source: ESRI 2023

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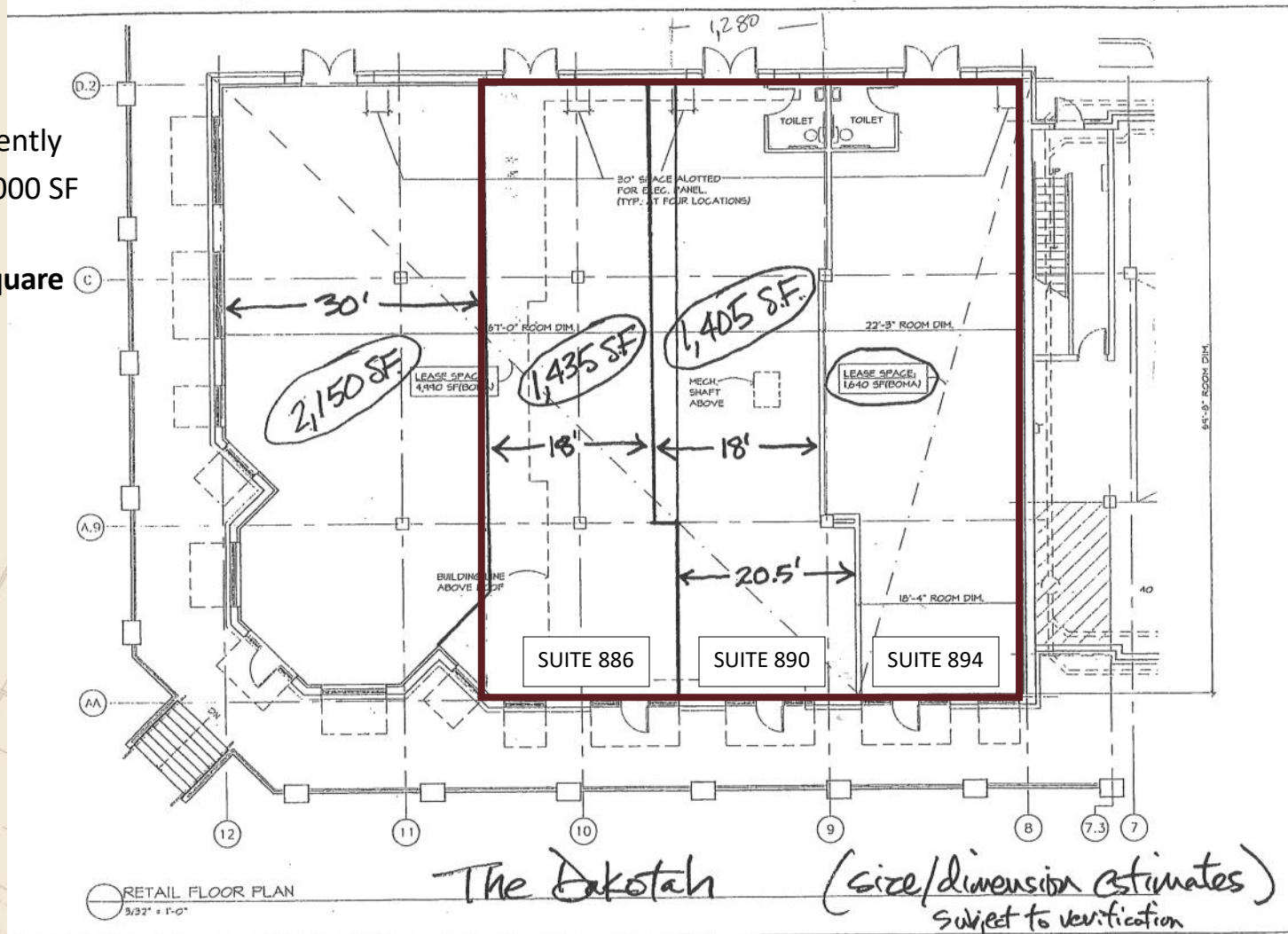
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Suite 894 currently built out to 1,000 SF

Up to 4,480 square feet available



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# PHOTOS

# THE DAKOTAH

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### Click on The Links for Interior/Suite Videos

Suites 886-890: <https://youtu.be/ZWmdmbkluXw>

Suite 894: <https://youtube.com/shorts/M6W63MGPDLA?feature=share>

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*let's get started!*

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