

# THE DAKOTAH

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



FOR LEASE | OFFICE / RETAIL SPACE 1,216-4,317 SF



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





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### PROPERTY HIGHLIGHTS

- 1,216–4,317 SF Available
- Suite Square Feet Monthly Rate
- 886 1,506 \$1,883/month
- 890 1,216 \$1,756
- 894 1,595 \$1,994
- Total 4,317 \$5,400
- Rear Parking Lot—plus street parking
- Tenant improvements available
- Lease Rate: \$15/SF modified gross (plus utilities)
- Zoning: B-5, Gateway North Mixed-Use Zoning District

Click on the links below:

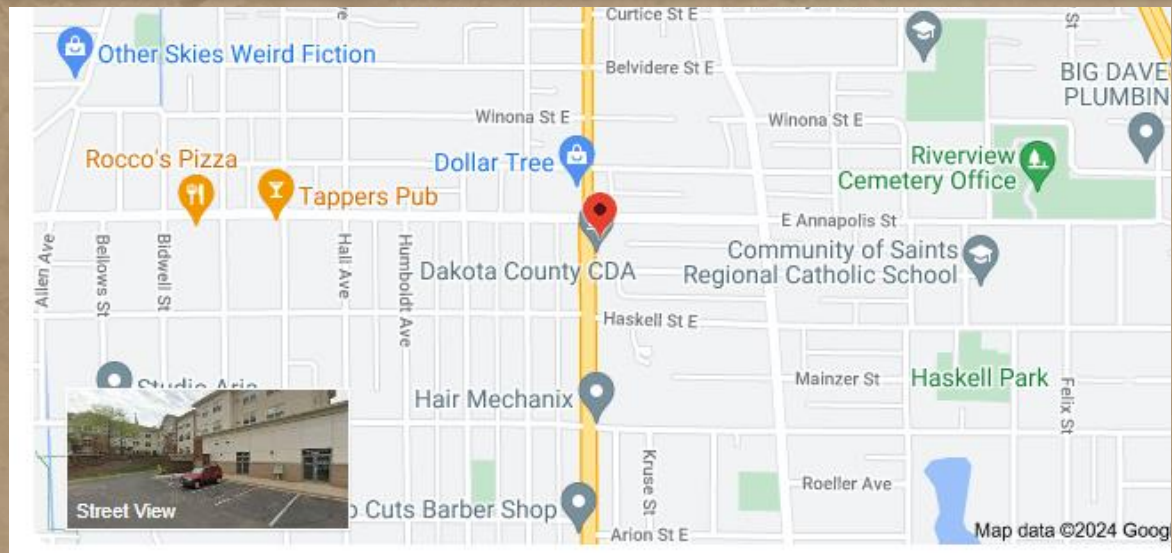
[B-5 Permitted Uses](#)

[B-5 Conditional Uses](#)

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

# SUMMARY

# THE DAKOTAH

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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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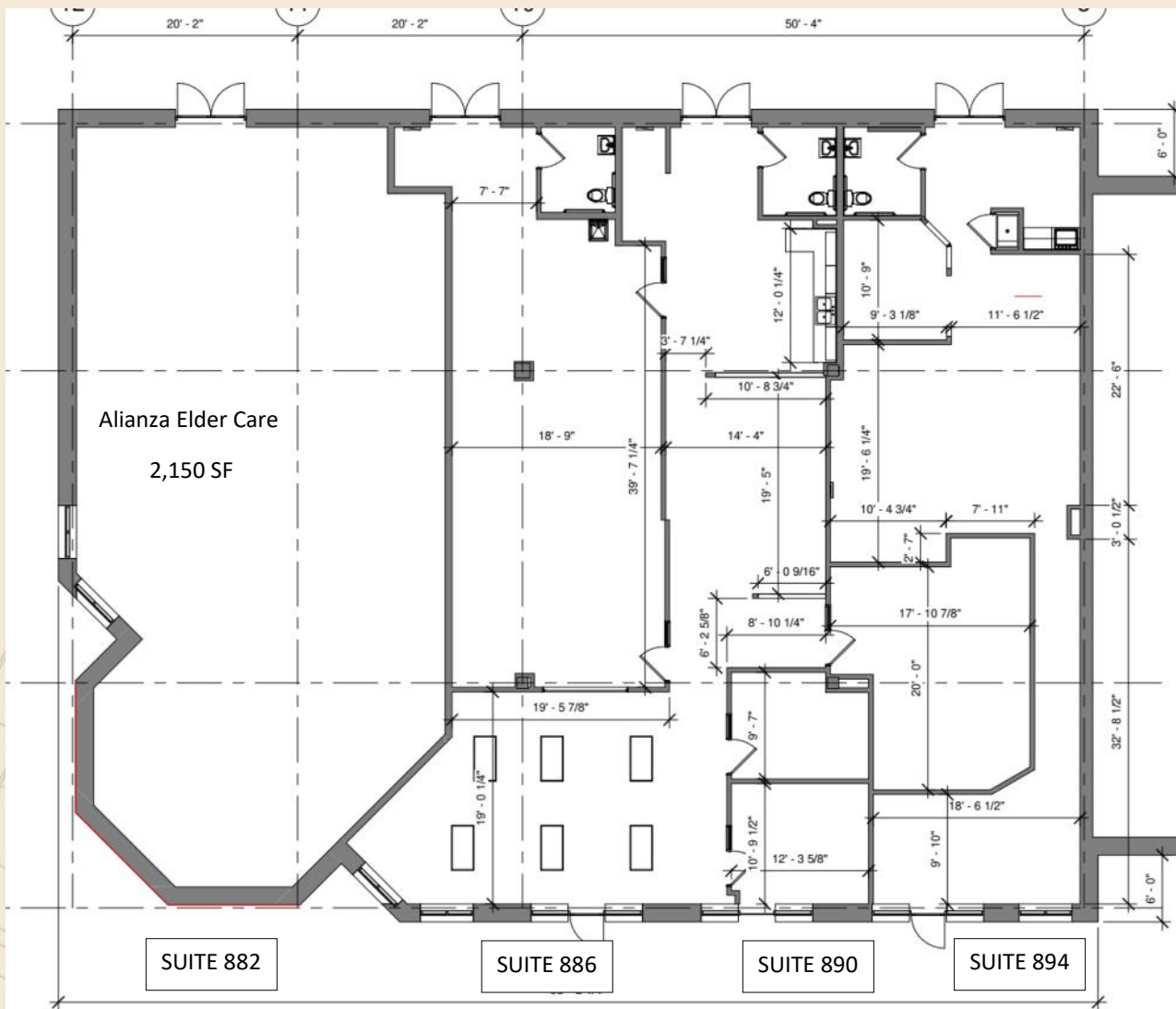
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## FLOOR PLAN

Up to **4,317 square feet available**



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## AVAILABILITIES

Up to **4,317 square feet available**

## SUITE SQUARE FEET

886 1,506

890 1,216

894 1,595



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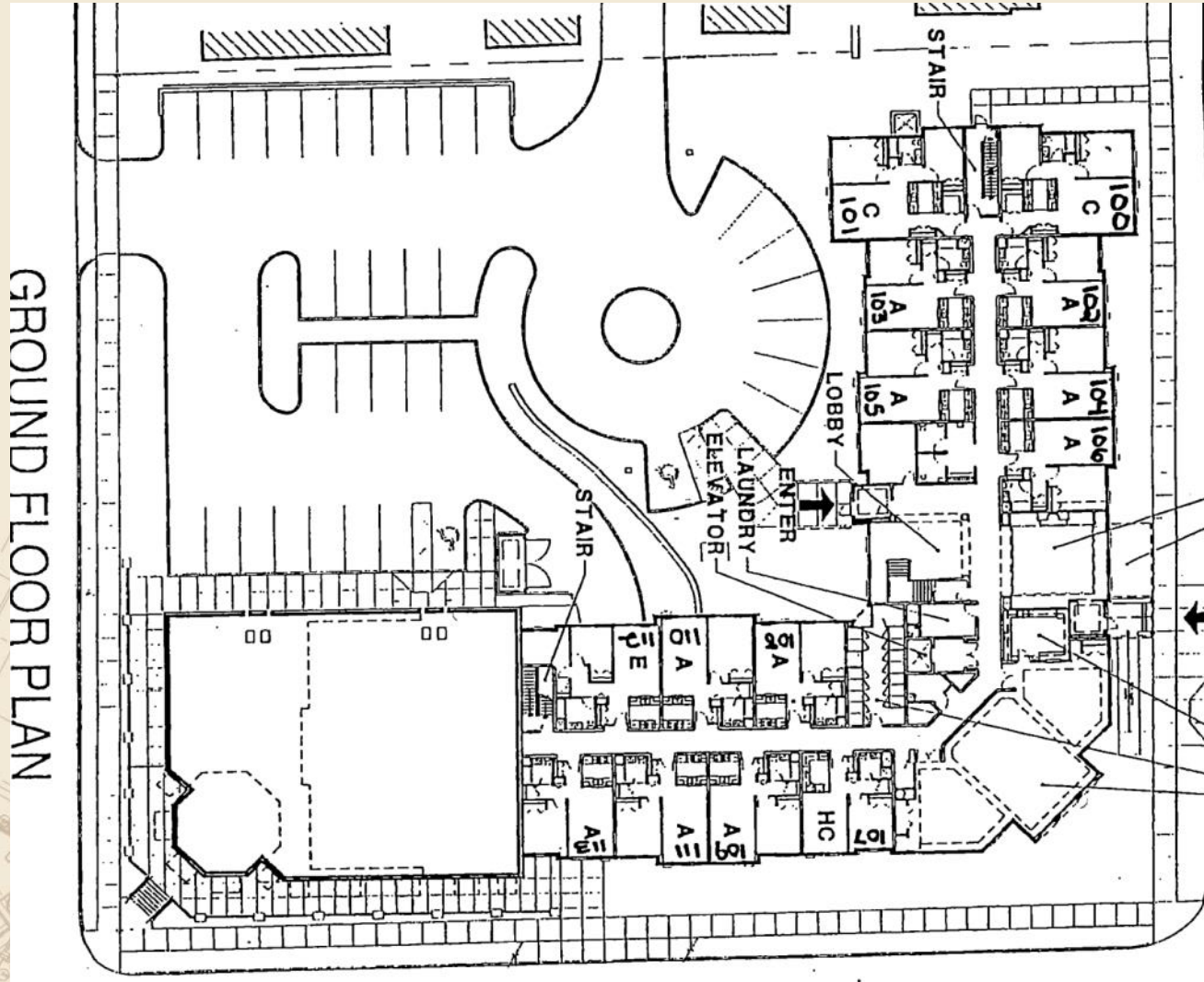


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SITE PLAN



GROUND FLOOR PLAN

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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>

Allowed Uses: coffee, deli, bakery, bicycle, cell phone, computer, appliance, printing, photography, printing, financial, hair salon/barber, antiques, art, office/showroom

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*let's get started!*

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