

# SALEM HEIGHTS

5440-5480 South Robert Trail

For Lease



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THE CENTER  
OF RETAIL



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# SALEM HEIGHTS

5440-5480 South Robert Trail

## SPACE AVAILABLE

1,035 & 1,668 SF

## LEASE RATE

Negotiable

## OPERATING EXPENSES

CAM & Insurance: \$5.20 psf

Real Estate Taxes: \$2.68 psf

Total: \$7.88 psf

## NEIGHBORING TENANTS

Park Dental, Fast Signs, Avis, Budget, Enterprise, Coratel Inn & Suites and Heartland Credit Union

## COMMENTS

- Site located at I-494 exit ramp to Robert Street
- Access to strong retail to the North and entrance to Inver Grove Heights to the South
- Great visibility with pylon signage on South Robert Trail
- Two spaces available that can be combined

## NEIGHBORHOOD DEMOGRAPHICS

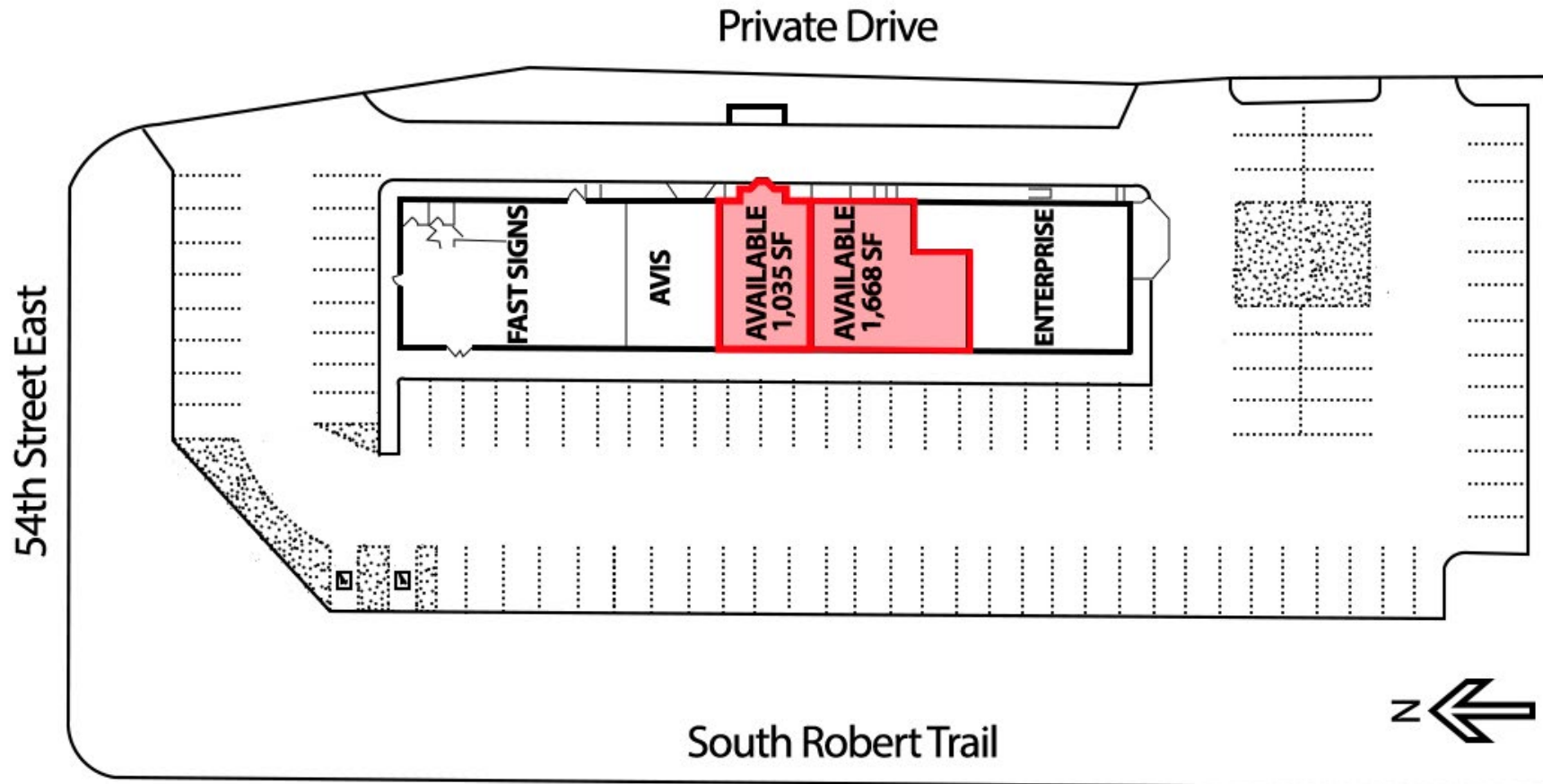


1 Mile	5,208	\$95,648	4,085
3 Miles	62,505	\$92,213	36,610
5 Miles	151,826	\$97,501	106,142





# SITE PLAN





# AERIAL





# AERIAL

