SALEM HEIGHTS



5440-5480 South Robert Trail

WE ARE THE CENTER For Lease **OF RETAIL** enterprise **CUSHMANWAKEFIELD.COM**



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

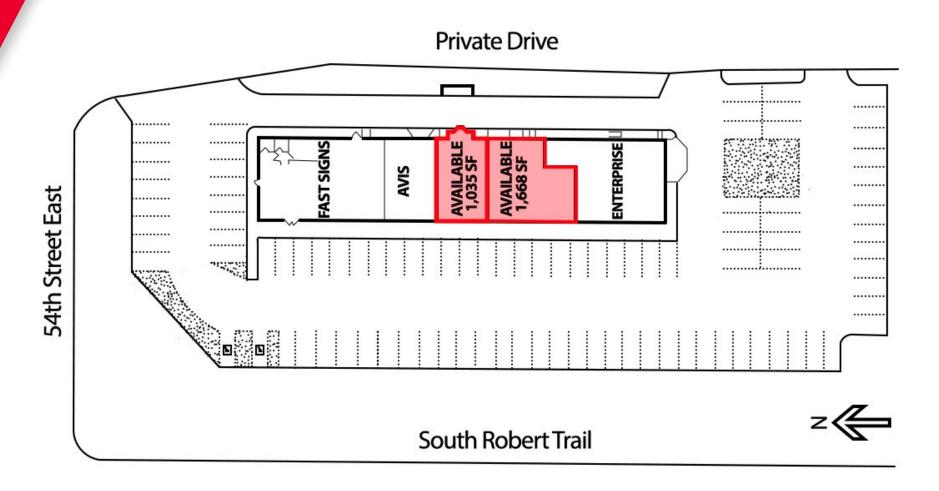
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	5,208	\$95,648	4,085
3 Miles	62,505	\$92,213	36,610
5 Miles	151,826	\$97,501	106,142



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SITE PLAN





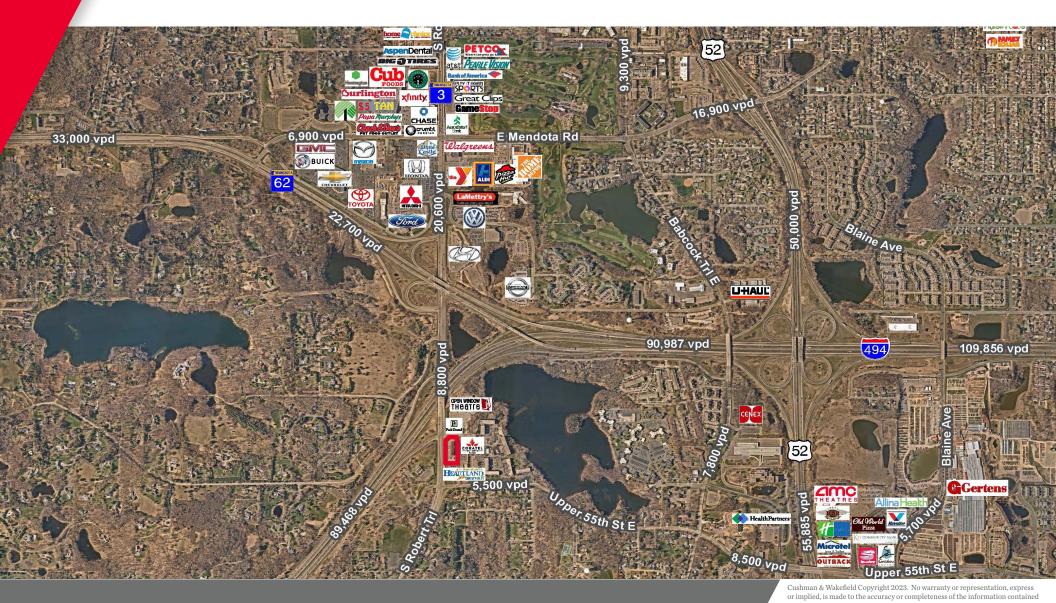
AERIAL



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