

# FOR LEASE

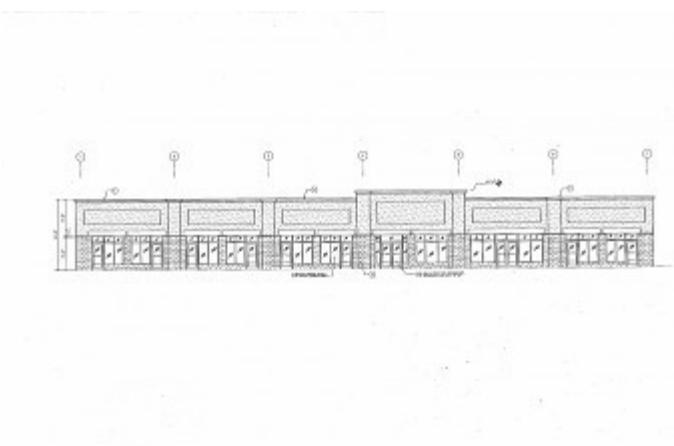
## Emerson Hill Center

963 Robert Street South  
St Paul, Minnesota 55118



1,375-8,522 SF Available

	Demographics		
	1 Mile	3 Miles	5 Miles
Population	18,657	90,855	293,843
Households	7,090	39,422	114,902
Avg HH Inc.	\$56,601	\$61,447	\$61,465
Daytime Pop.	3,730	74,734	113,160



## Contact

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## Emerson Hill Center

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This new commercial/retail project is phase II of the Emerson Hill development. Phase I is the existing multi-family housing project on the corner of Bernard and Robert. There is an 8,500 SF building under construction with one more to follow. This is all part of the street realignment of the corner of Haskell and Robert. Tenants such as retail, office, dental, medical, grocery, restaurants

### Features

- Two 8,500 SF buildings being constructed with vacancies as small as 1,200 SF
- Rent starting at \$16 Net/ PSF
- Great access to downtown St. Paul and the Robert Street trade area
- Next to Emerson Hill Apartments
- Just north of Signal Hills Shopping Center, Walgreens, Caribou Coffee, and McDonald's, Dairy Queen, Little Caesars and Anytime Fitness
- 16,300 VPD traffic counts

## Contact



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