

EMERSON HILLS

FOR LEASE OR SALE

963 Robert Street S | West St. Paul, MN | 55118

New Aggressive Price

Up to 8,382 SF of Retail Available

Blake Martin

612.465.8521
blake@upland.com

Rob Kost, CCIM

612.465.8530
rob@upland.com

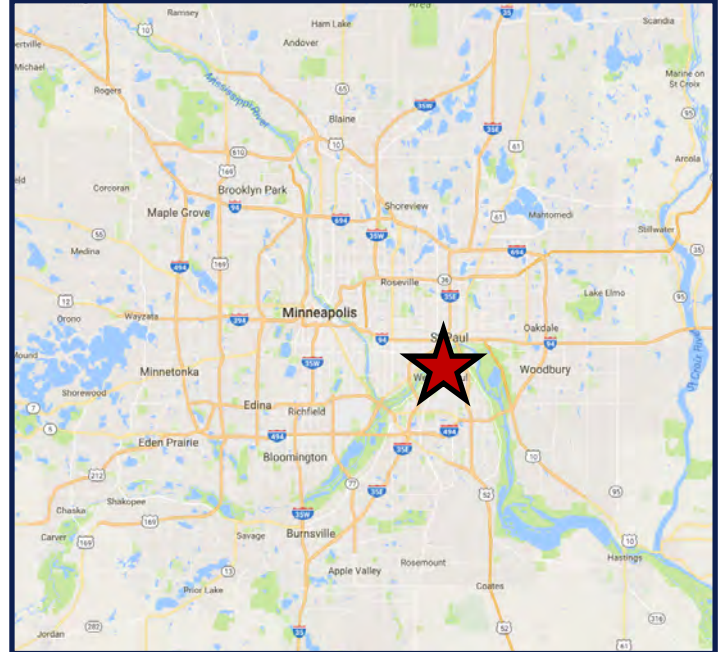
UPLAND
REAL ESTATE GROUP, INC.

 **sherman**
ASSOCIATES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	963 Robert Street S
CITY, STATE	West Saint Paul, MN
SPACE AVAILABLE	1,245 SF—8,382 SF
LEASE RATE	\$12.00—\$16.00 PSF
SALE PRICE	Negotiable (as-is shell)
CAM & TAX 2018 EST.	\$9.29 PSF
COUNTY	Dakota
YEAR BUILT	Fall 2015
PARKING	66 Parking Stalls
ZONING	B-5 Gateway North Mixed Use

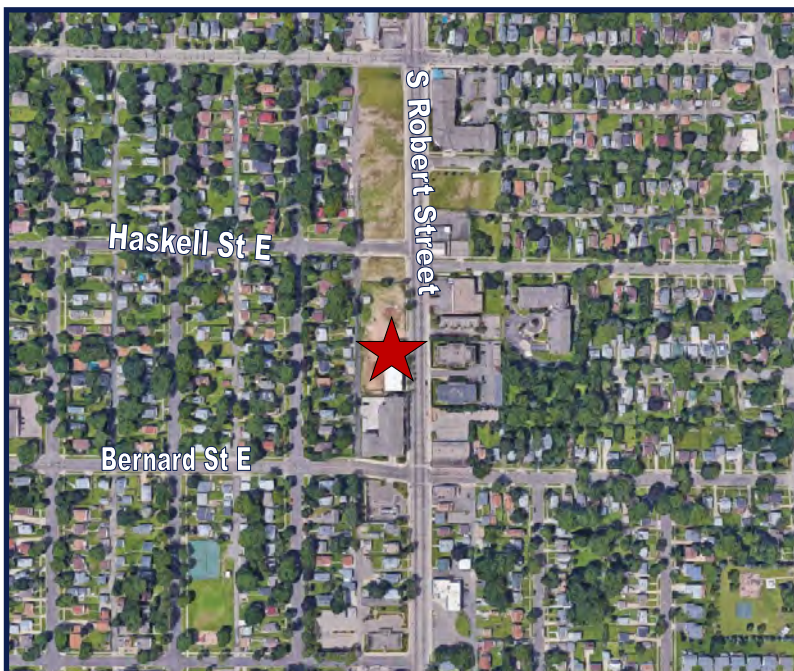


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	19,332	95,673	308,921
DAYTIME POPULATION	3,886	112,680	204,788
MEDIAN HH INCOME	\$52,459	\$52,173	\$51,729
AVERAGE HH INCOME	\$65,649	\$74,710	\$74,078
MEDIAN AGE	35.4	37.5	34

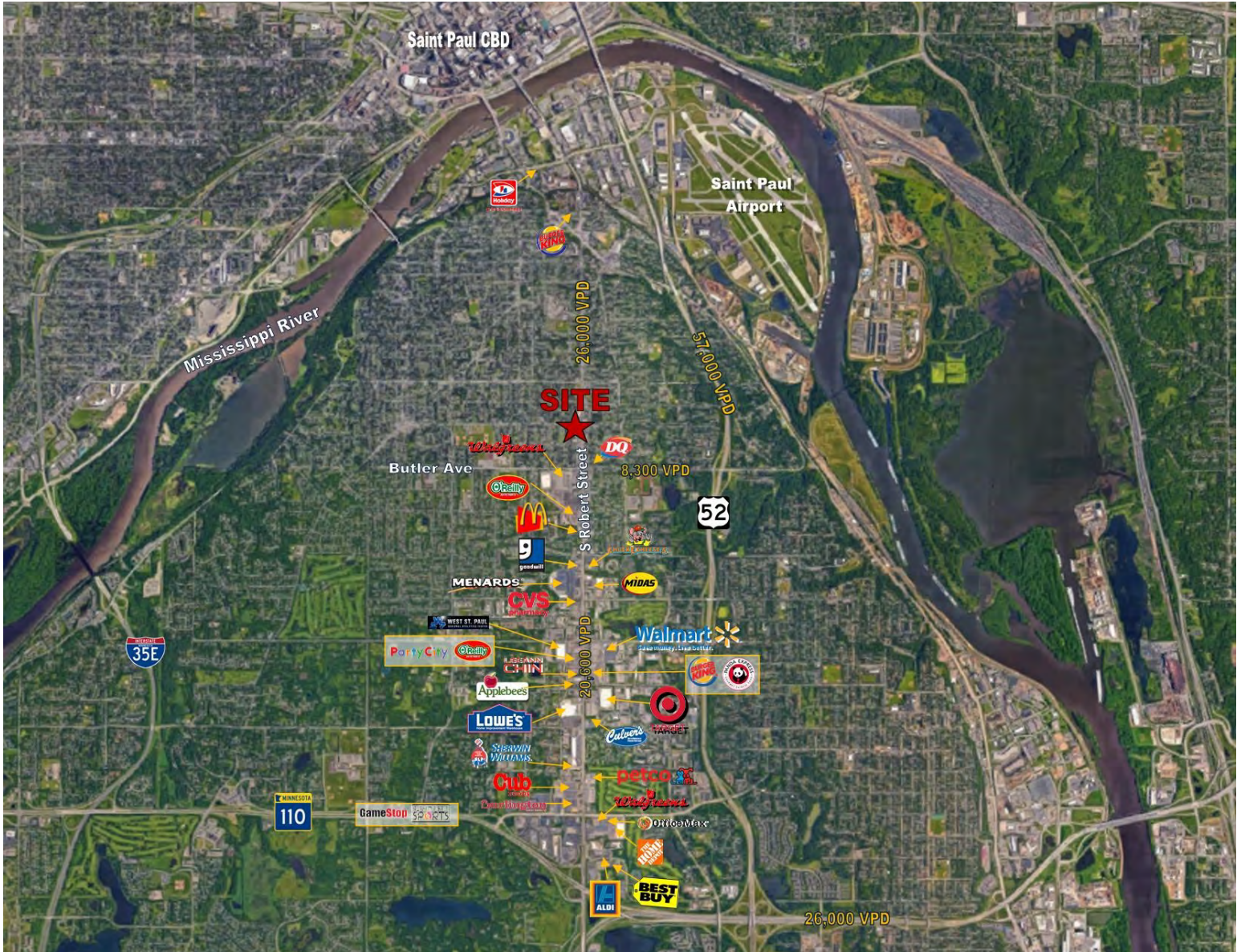
TRAFFIC COUNTS

SOUTH ROBERT STREET	15,100 VPD
E BERNARD STREET	1,850 VPD
ANNAPOLIS STREET E	4,650 VPD

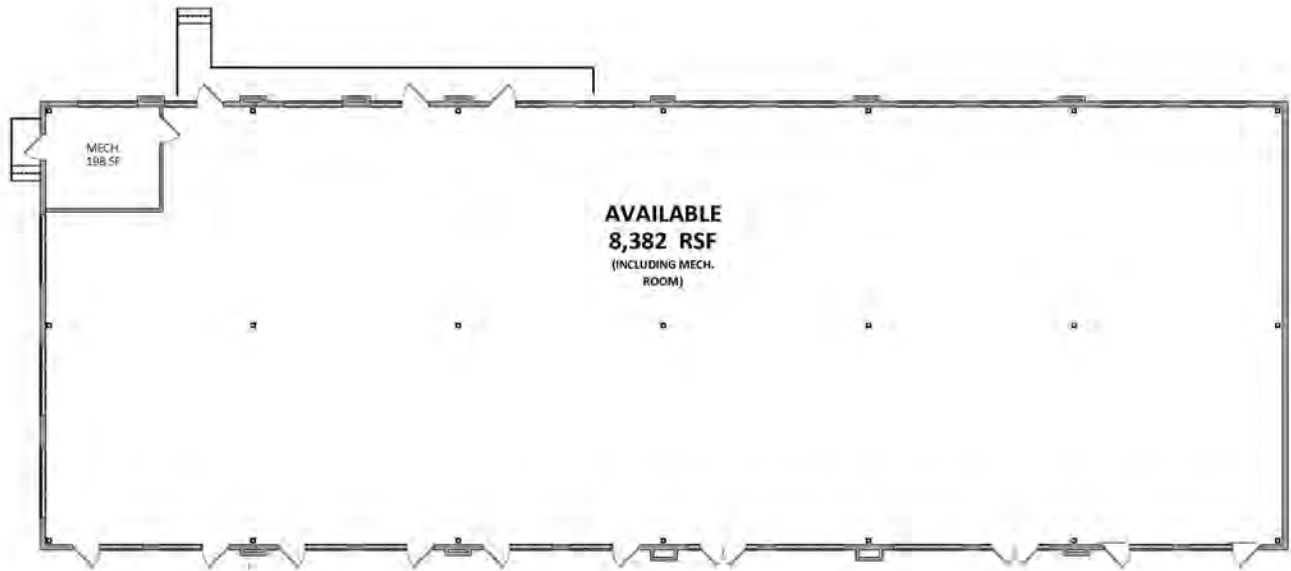


COMMENTS

- **Great new lease rate that includes buildout of space.**
- Located on the East side of South Robert Street - between E Bernard and Haskell Street.
- Fully-sprinkled shell to include upright heads. Open floor to allow for plumbing. Concrete apron on interior space.
- Great Medical location.
- Large parking lot for tenants and customers.
- Pocket park on corner.



Full Building User



Partial Building User

