

1,445 SF Retail

FOR LEASE

Emerson Hill Center

963 Robert St S
West St. Paul, MN 55118



Ben Kepple, Director of Commercial Leasing
P: (612) 843-4628
E: BKepple@Sherman-Associates.com
www.Sherman-Associates.com

Jake Gundershaug, Commercial Associate
P: (612) 604-0863
E: JGundershaug@Sherman-Associates.com
www.Sherman-Associates.com



PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Emerson Hill Center

963 Robert St S
West St. Paul, MN 55118

- 1,445 sf 1st floor retail sprinkled shell space available for lease on high-traffic Robert St in West St. Paul.
- Rent: \$14.00 annual/psf, Operating Expenses: \$12.53 annual/psf (CAM \$5.79 psf, Tax \$6.55 psf, Insurance \$.19 psf)
- Co-tenant with Children's
- Fantastic storefront exposure along Robert St.
- In close proximity to Hwy 52 and I-494
- Signage opportunities available
- New Individual HVAC roof system
- Zoned B-5 Gateway North Mixed-Use

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	19,414	88,763	291,672
Households	7,409	37,413	113,730
Daytime Pop.	16,160	128,402	328,752
Avg. HH Inc.	\$73,510	\$82,585	\$83,741

PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Area Map



Trade Map



Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

PROPERTY

AREA MAP



NEIGHBORHOOD

FLOOR PLANS

PHOTOS

About West St. Paul

West St. Paul is a first ring suburb adjacent to St. Paul which offers the tranquility and beauty of the country as well as the diverse amenities of the city. Lush green fields, lakes, and wildlife are minutes from a vast array of stores, restaurants, theaters, and educational institutions. We are a full-service city that offers a high quality of life and is rich with opportunities for enjoyment, growth, and development.

West St. Paul has 15 parks, an indoor ice arena, the Regional Athletics Center dome, and a community swimming pool. The City is also home to Dodge Nature Center, Southview Country Club, and Thompson County Park. West St. Paul boasts a superior public educational system, along with some great private schools. We have a diverse, well-maintained housing stock available with an established housing program to maintain the housing quality. There are over 600 businesses in West St. Paul, including a light industrial park. South Robert Street is a busy thoroughfare that has approximately 30,000 cars travel it per day. According to the 2010 U.S. Census, the population of West St. Paul is 19,504.

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

Mobility Scores



88

Very Walkable



50

Some Transit



93

Biker's Paradise

PROPERTY

AREA MAP

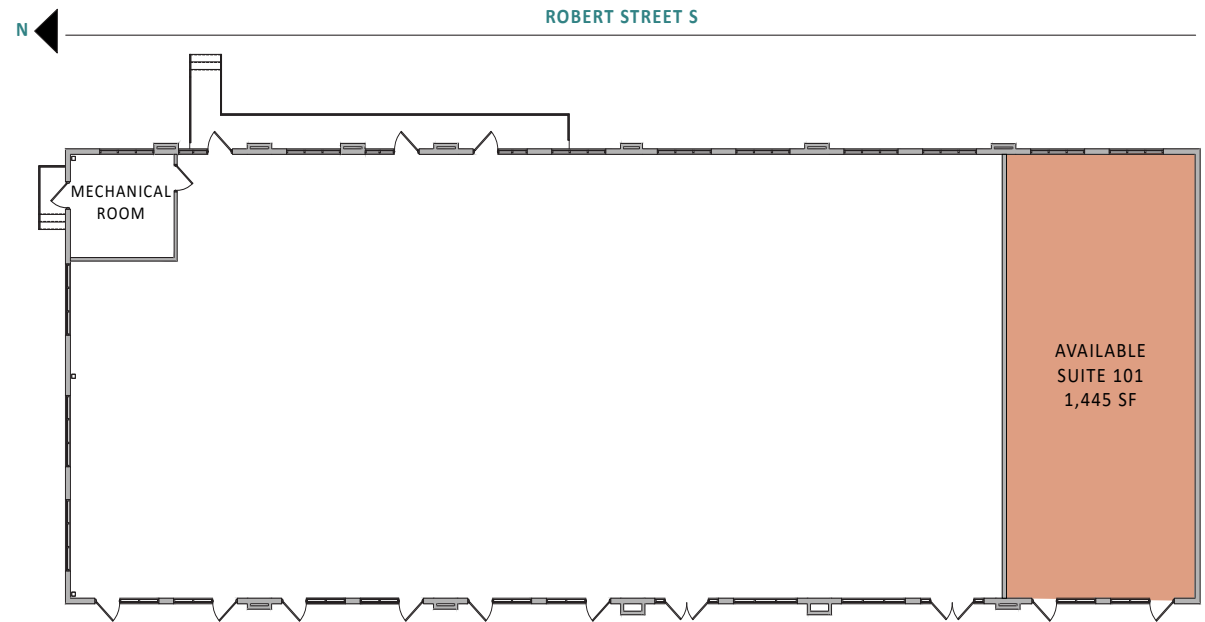
NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Available Spaces



Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com