



# LAFAYETTE SQUARE

433 Mendota Road E | West St. Paul, MN 55077

## Retail Space For Lease

Lafayette Square Shopping Center is located directly off the Lafayette Freeway (Highway 52) surrounded by professional offices, residential apartments, and single-family homes. This is a great retail location in the Minneapolis/St Paul metro area just north of I-494. Join co-tenants Marathon Gas, Jean’s Soul Food Program, Wiggles & Wags Pet Salon, Foxtail Cuts, Farmers Insurance, Blvd Bar & Grille, Frutilandia, The Village Market and OSI Physical Therapy.



### Highlights and Features:

- Freeway visibility
- Minutes from downtown St. Paul
- Close to Inver Grove Heights
- A great mix of successful businesses
- On bus line
- Pylon signage available
- Parking: 115 spaces
- Area Tenants: American Red Cross, Early Learning and Family Resource, Southview Acres Health Care Center, Southview Country Club

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 12,481, 3 miles - 68,933 and 5 miles - 174,015
- Average Household Income: 1 mile - \$72,258, 3 miles - \$87,884 and 5 miles - \$92,611
- Traffic Counts: E Mendota Road - 16,900 vpd, Oakdale Avenue - 9,300 vpd, and Lafayette Freeway/Hwy 52 - 63,000 vpd

### Space Available:

- Suite 14: 2,200 sf
- Suite 16-17: 2,040 sf
- Lease Rate: \$14.00 psf - \$15.00 psf NNN
- 2023 CAM: \$5.52 psf and Tax: \$3.72 psf



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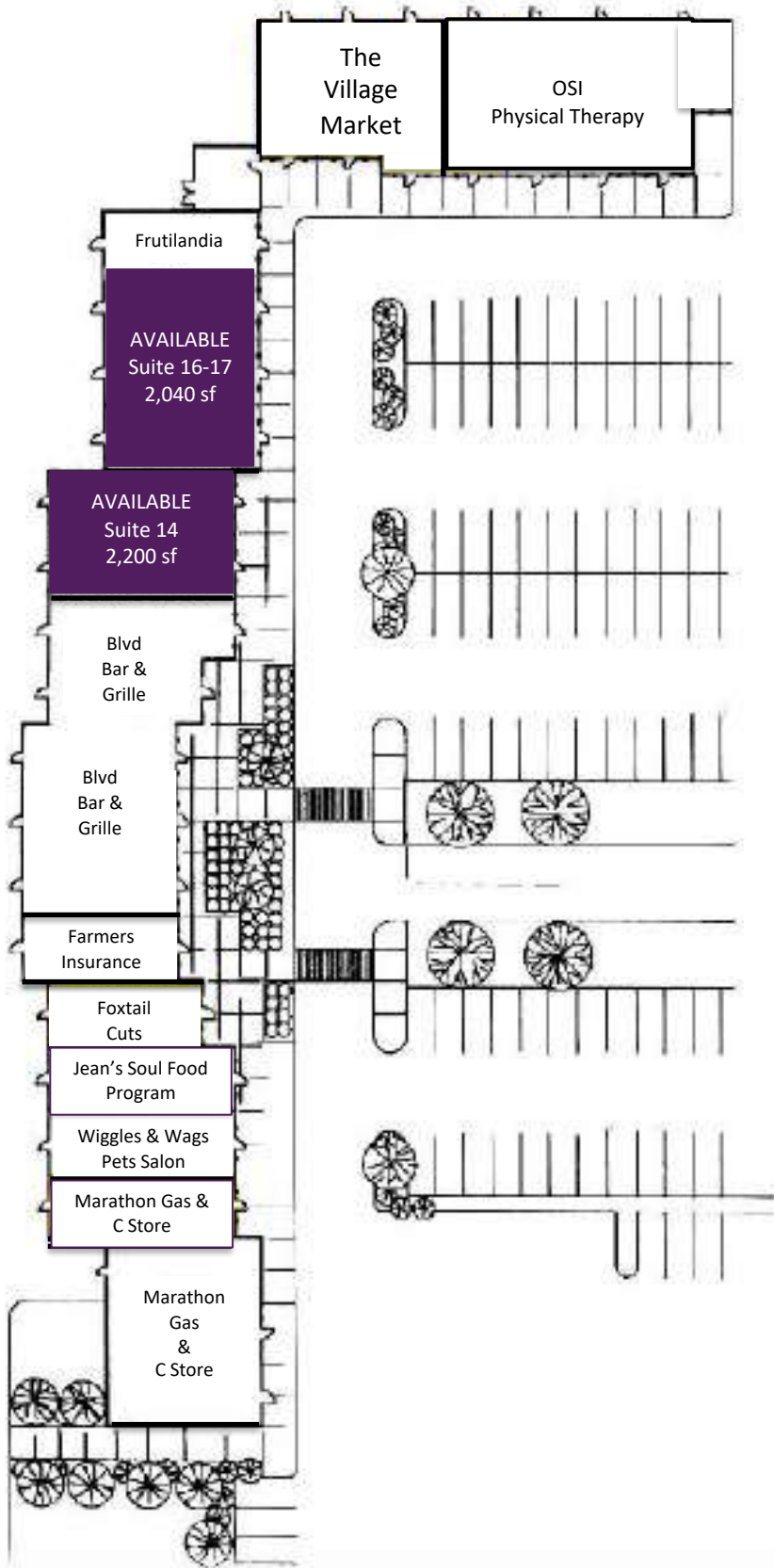
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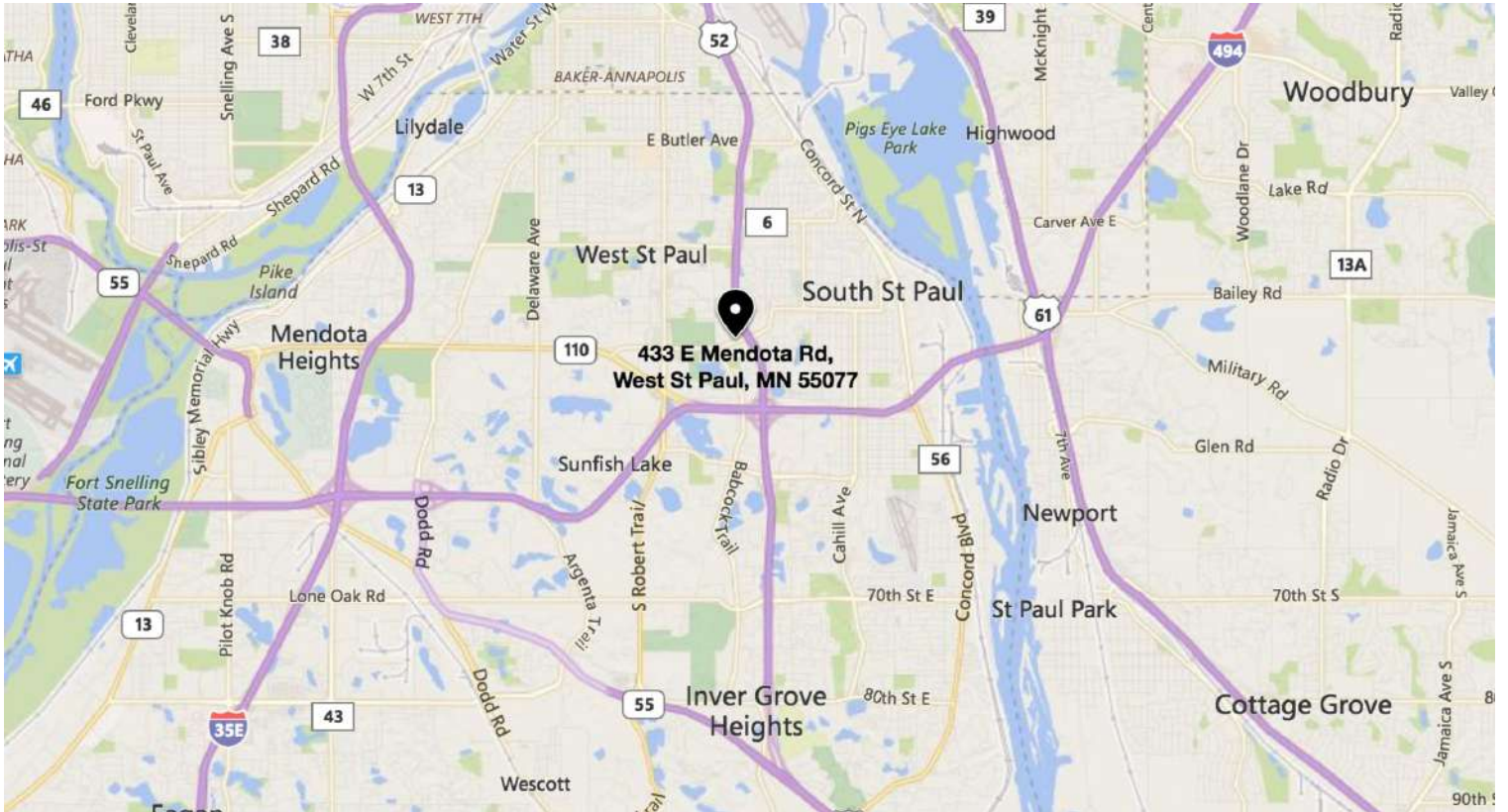
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

# Site Plan



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## Map



## Aerial



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