



# SALEM SQUARE SHOPPING CENTER

5300 S Robert Trail | Inver Grove Heights, MN 55077

## 1,206 SF to 2,823 SF of Retail Space For Lease

### Space Available:

- Suite 450: 3,149 sf
- Suite 700: 1,206 sf (chiropractic space)
- Suite 800: 1,617 sf (endcap)
- Suite 700 and 800 contiguous to 2,823 sf
- 2021 CAM: \$2.09 psf and Taxes: \$1.61 psf
- Utilities separately metered

### Highlights and Features:

- Near new Vikings Training Facility
- Easy access off I-494 & Hwy 3 (Robert Street shopping area)
- Freeway visibility and signage to I-494
- Affordable rent/ tenant Improvement allowance available
- 241 Parking Stalls
- Zoning: B3
- Co-tenants: MiFamilia Daycare, Conquering King Church, Berean Church, Open Window Theater, Dance Xcel, Molly Maids, Park Dental

### Demographics and Traffic Counts:

- Average Population: 1 mile - 4,369, 3 miles - 34,307 and 5 miles - 86,104
- Average Household Income: 1 mile - \$77,783, 3 miles - \$73,838 and 5 miles - \$73,151
- Traffic Counts: 102,000 vpd – I-494 and 14,900 vpd - Robert Street



**Christianson & Company**  
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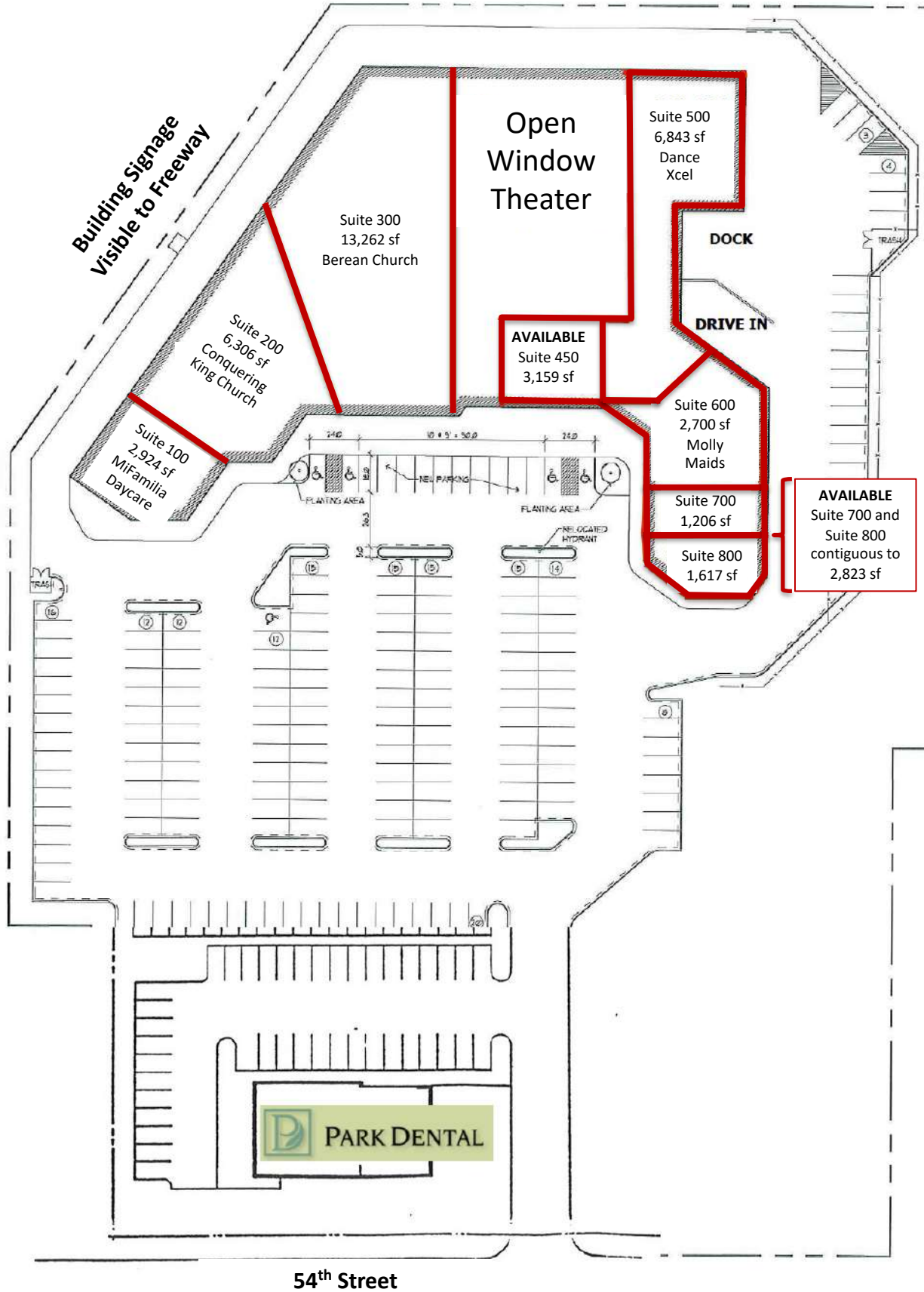


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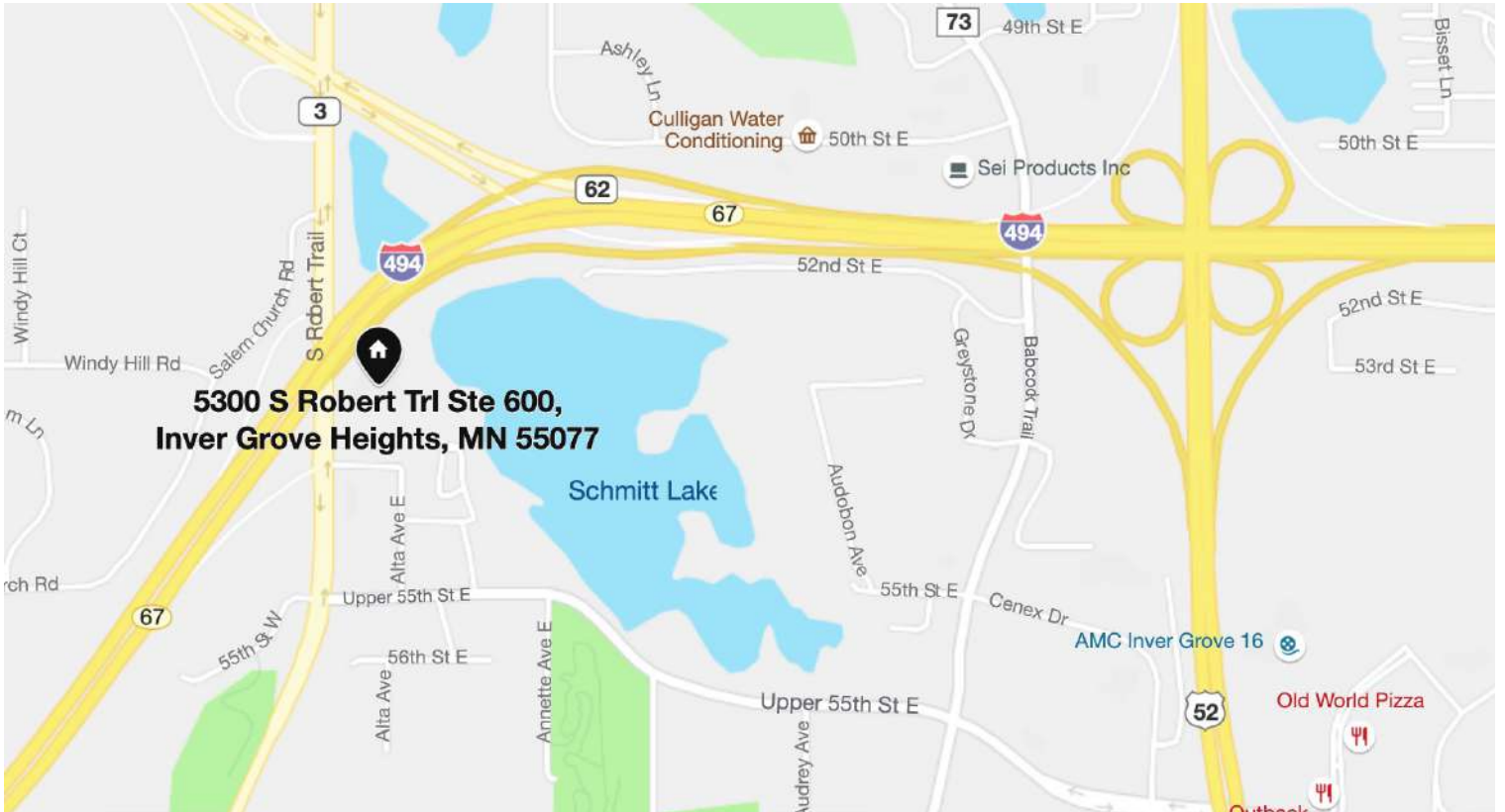
# Building Plan



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## Map



## Aerial



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