



SIGNAL HILLS CENTER

WEST ST. PAUL, MN

Suntide Commercial
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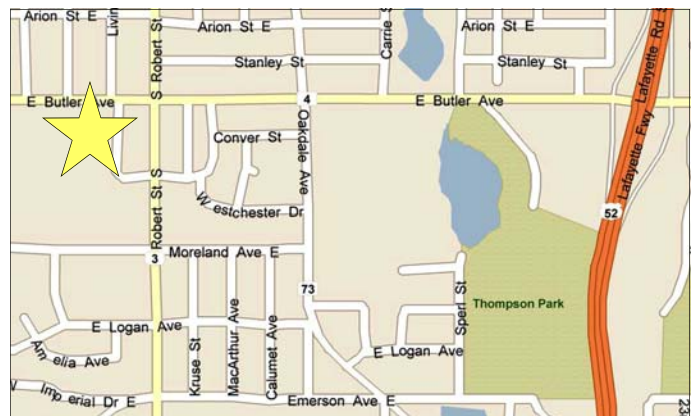
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Property Details

- An open-air retail center located at the intersection of S. Robert Street & Butler Avenue in West St. Paul, MN.
- 20,000 vehicles per day along South Robert Street, and 8,000 vpd along Butler Avenue.
- Over 1,400 parking stalls.
- Captive trade area due to natural barriers and easy access.
- Major tenants include: Kmart, Harbor Freight Tools, H & R Block, and Anytime Fitness.
- National Tenants: ask Tim about the *Retail Brokers Network!*





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Location S. Robert St & Butler Ave S, West St. Paul, MN 55118 (Dakota County)

Project Size 232,500 sf

For Lease 620 sf – 16,000 sf

Lease Rate \$12.00-\$14.00 psf

Ops \$3.14 psf, 2010 estimate

Taxes \$2.56 psf, 2010 estimate

Demographics (2009)	1 Mile	3 Mile	5 Mile
Population	14,554	83,925	271,604
Households	6,291	36,776	107,046
Avg Household Income	\$71,096	\$72,839	\$72,590

**Daily Traffic
(DOT 2009)**

Robert St: 20,000 vpd
Butler Ave: 8,000 vpd

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