



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
- 2024 CAM: \$5.58 psf and Tax: \$3.79 psf



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

LAURA GILL
612.310.5399

laura@christiansonandco.com

MARILYN FRITZE
612.804.4364

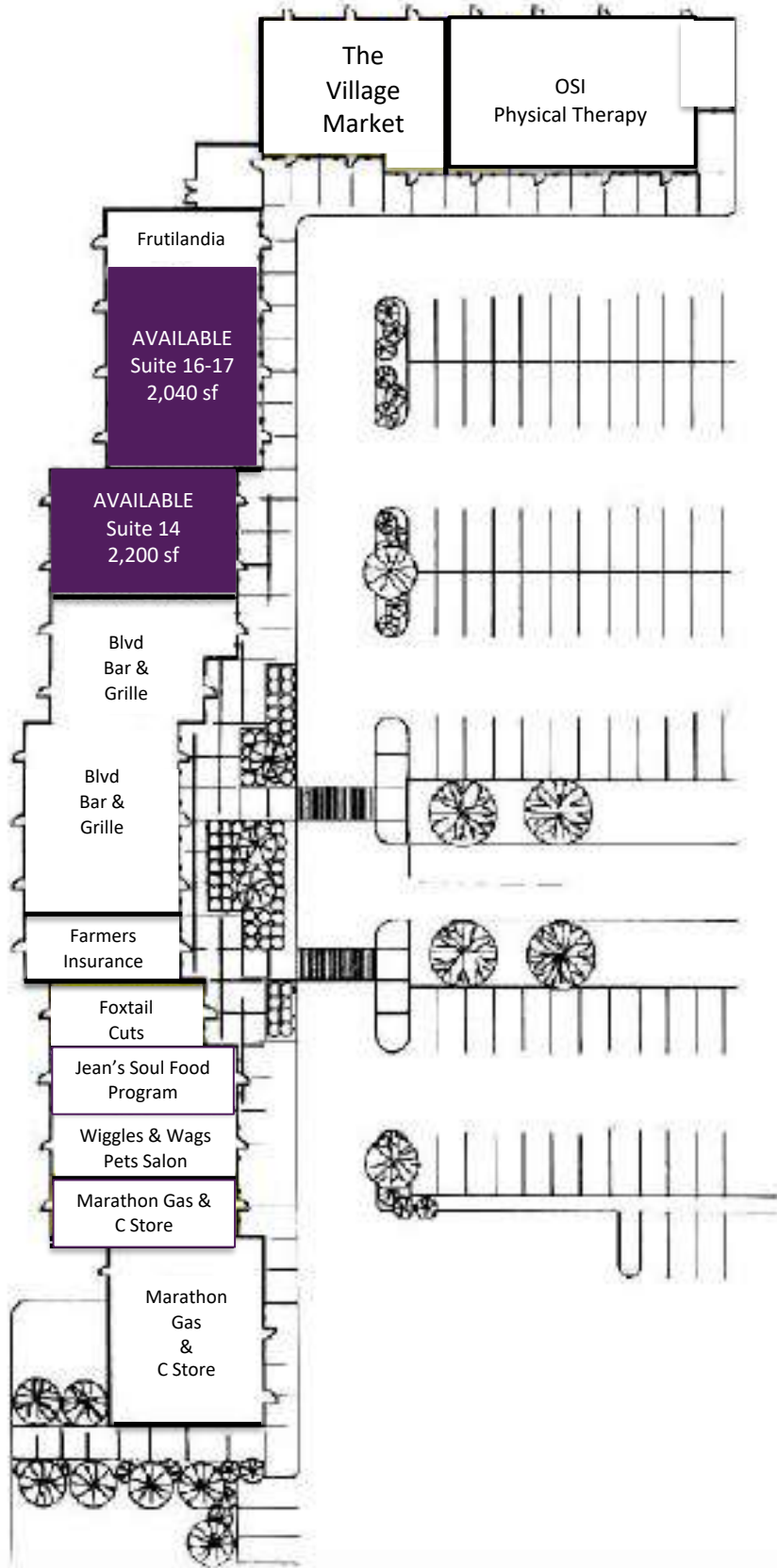
marilyn@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

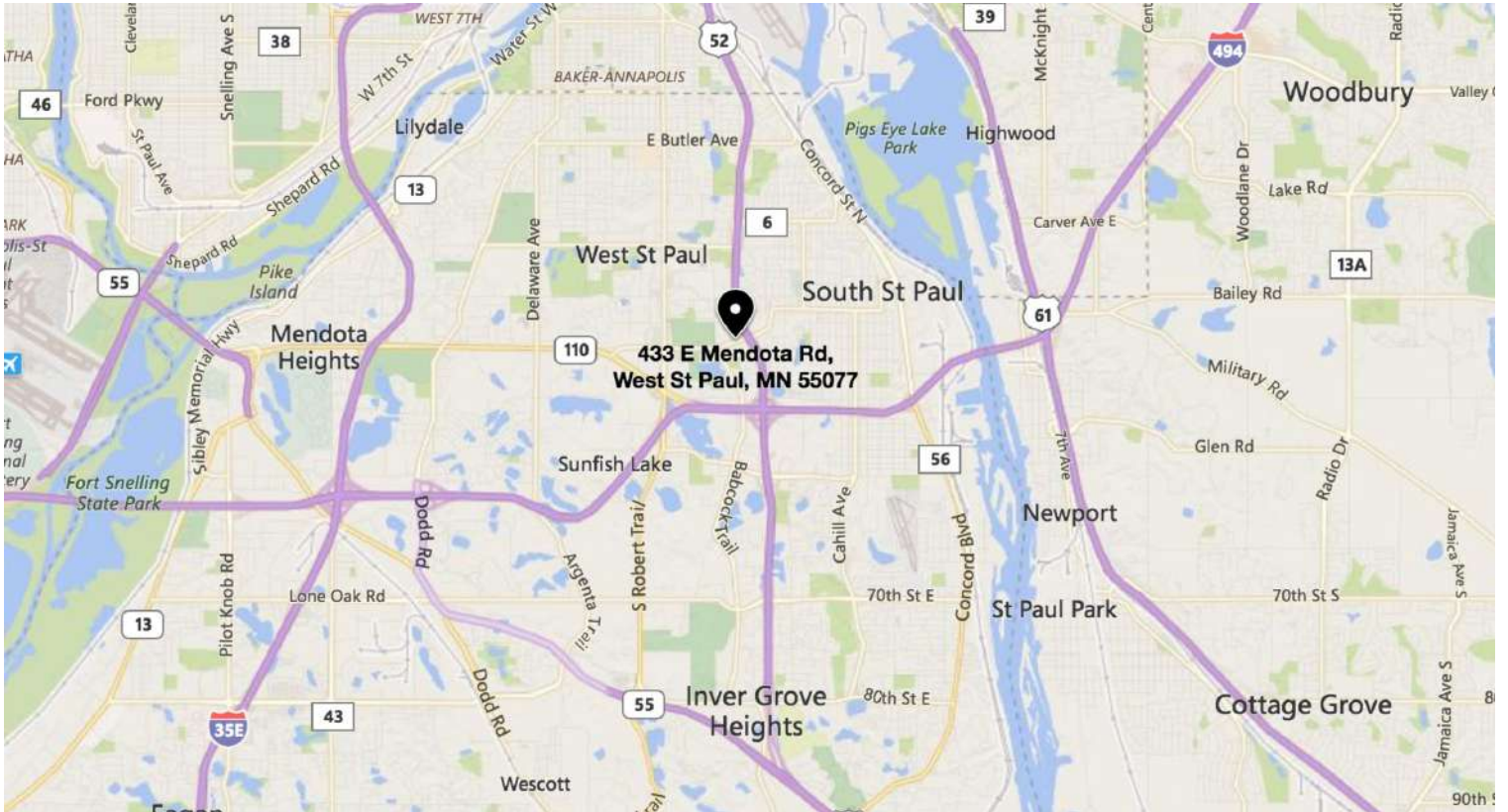
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Site Plan



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

Map



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

www.SpaceAvailableMN.com

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