



## FOR LEASE

### SPACE AVAILABLE

- Suite 14: 2,200 sf
- Suite 16-17: 2,040 sf
- Suite 14, 16 and 17: 4,240 sf contiguous
- 2026 CAM: \$6.44 psf and Tax: \$4.63 psf

### Contact us:

#### Laura Gill

Associate Vice President  
+1 612 310 5399  
laura.gill@colliers.com

#### Marilyn Fritze

Vice President  
+1 612 804 4364  
marilyn.fritze@colliers.com

#### Colliers

1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com/msp

# LAFAYETTE SQUARE

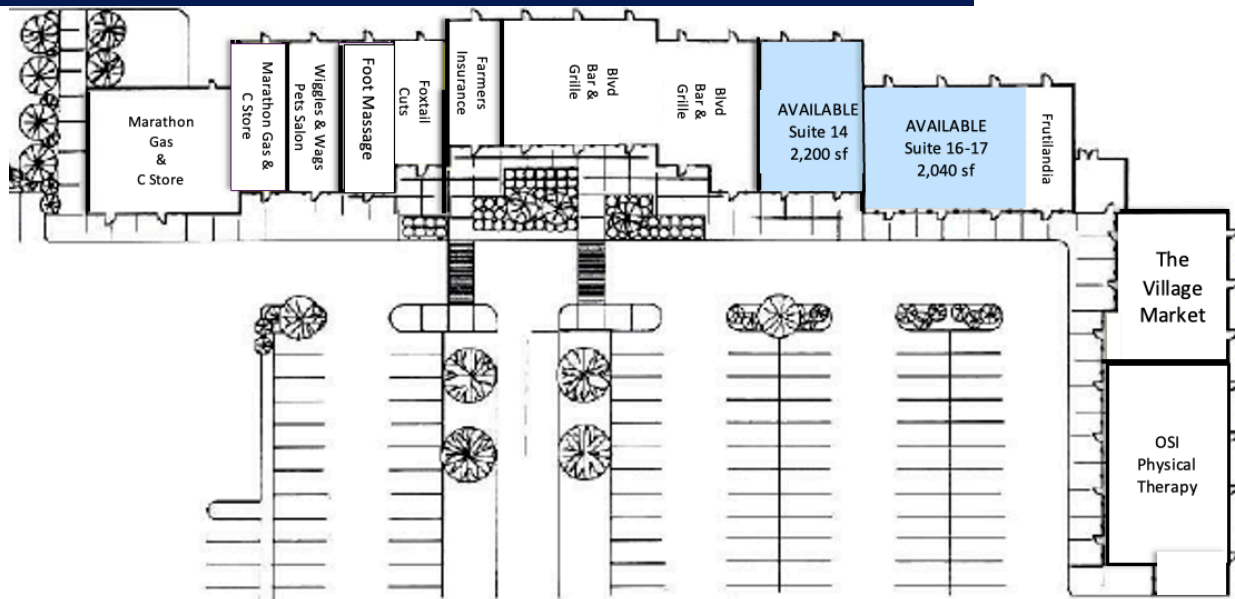
433 E Mendota Road | West St. Paul, MN 55077

### HIGHLIGHTS and FEATURES

- Freeway visibility and directly off Hwy 52
- 1/2 mile north of I-494
- Minutes from downtown St. Paul
- Close to Inver Grove Heights
- Surrounded by residential apartments and single-family homes
- 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
- Join co-tenants OSI Physical Therapy, The Village Market, Blvd Bar & Grille, Farmers Insurance, Frutilandia, Foot Spa, & Fox Tail Cuts, Wiggles & Wags Pet Salon, Marathon Gas & Tobacco

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# SITE PLAN



## DEMOGRAPHICS

### Average Household Population

1 Mile	5,665
3 Miles	44,805
5 Miles	92,500

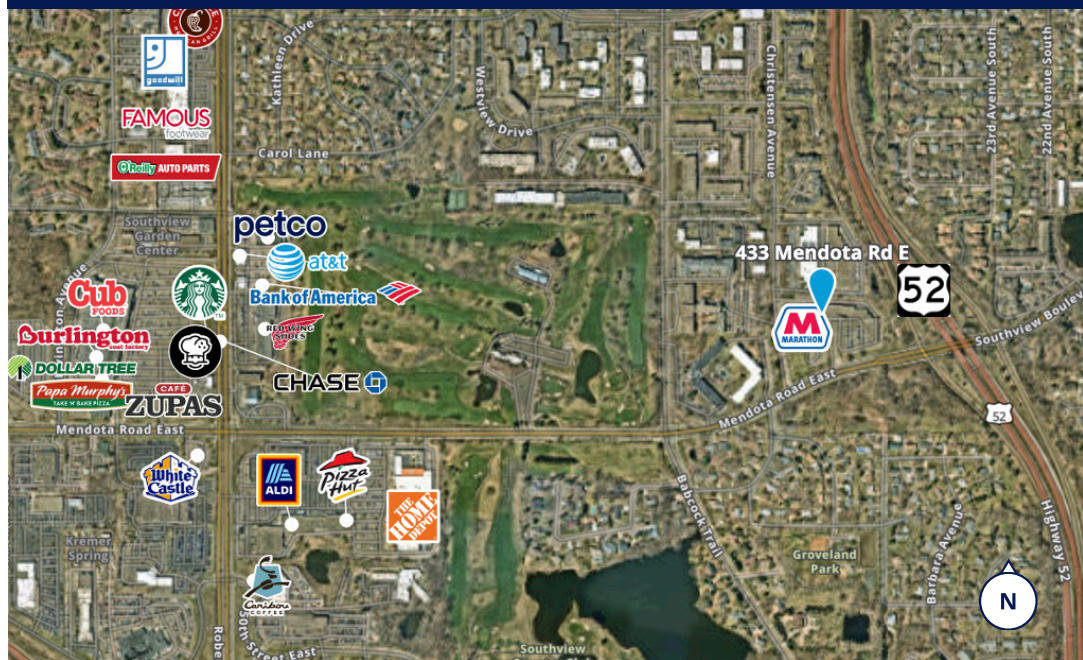
### Average Household Income

1 Mile	\$61,473
3 Miles	\$65,983
5 Miles	\$69,998

## TRAFFIC COUNTS

E Mendota Rd	16,900 vpd
Oakdale Avenue	9,300 vpd
Lafayette Freeway/ Hwy 52	53,396 vpd

# LOCATION OVERVIEW



1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.