



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

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LAFAYETTE SQUARE

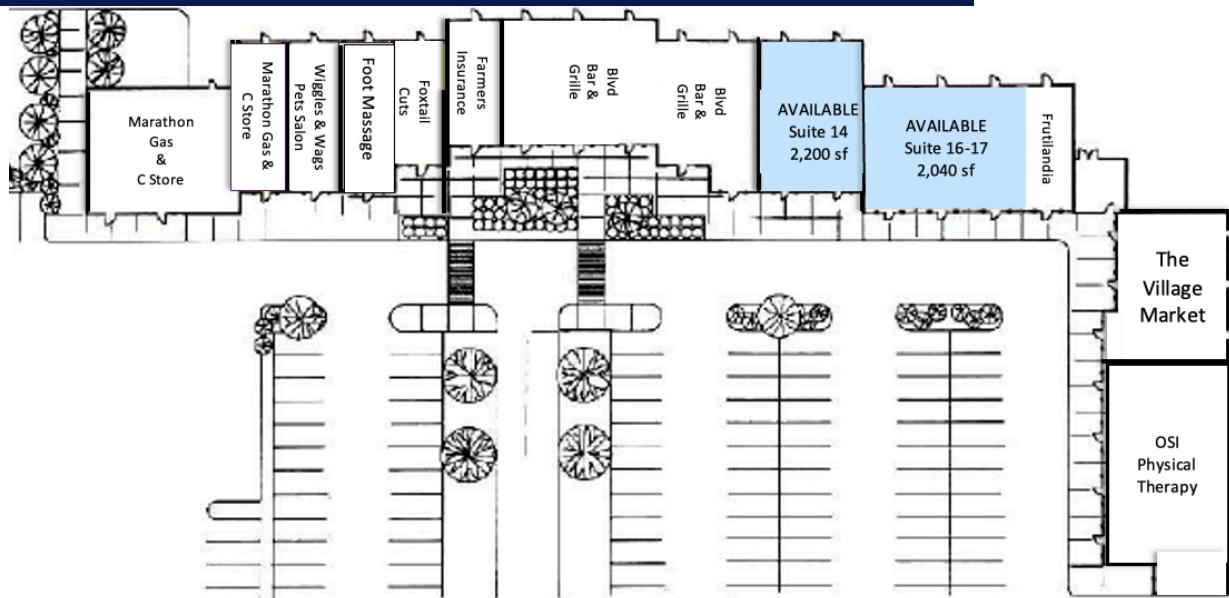
433 E Mendota Road | West St. Paul, MN 55077

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

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SITE PLAN



DEMOGRAPHICS

Average Household Population

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

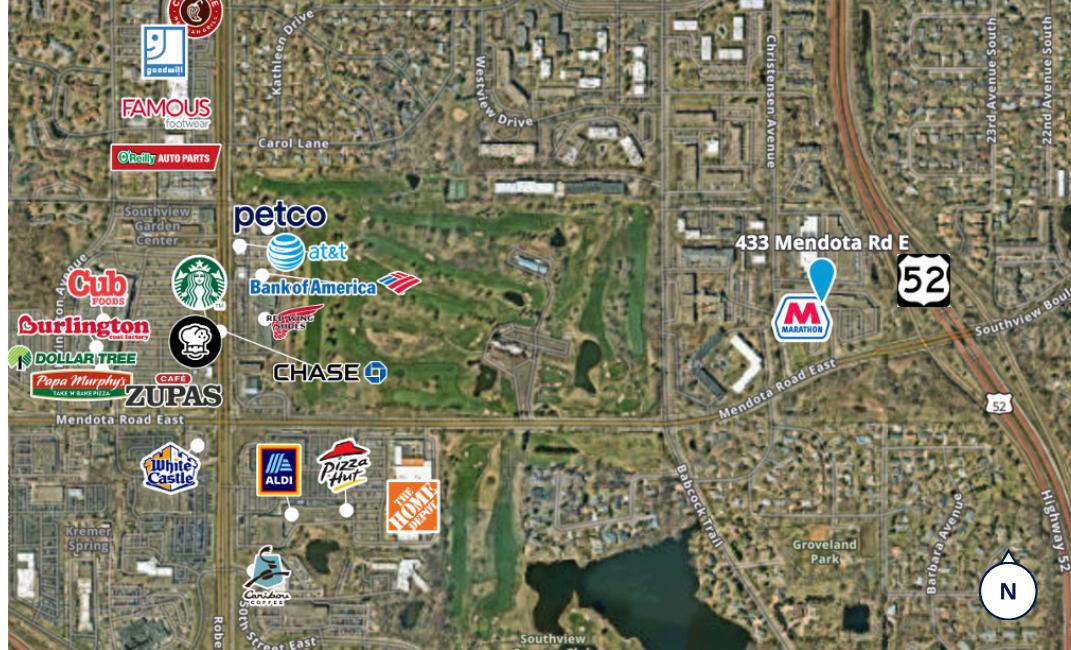
Average Household Income

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



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