



For Lease

Directly
off Hwy 52

1/2 Mile North
of Hwy I-494

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Lafayette Square

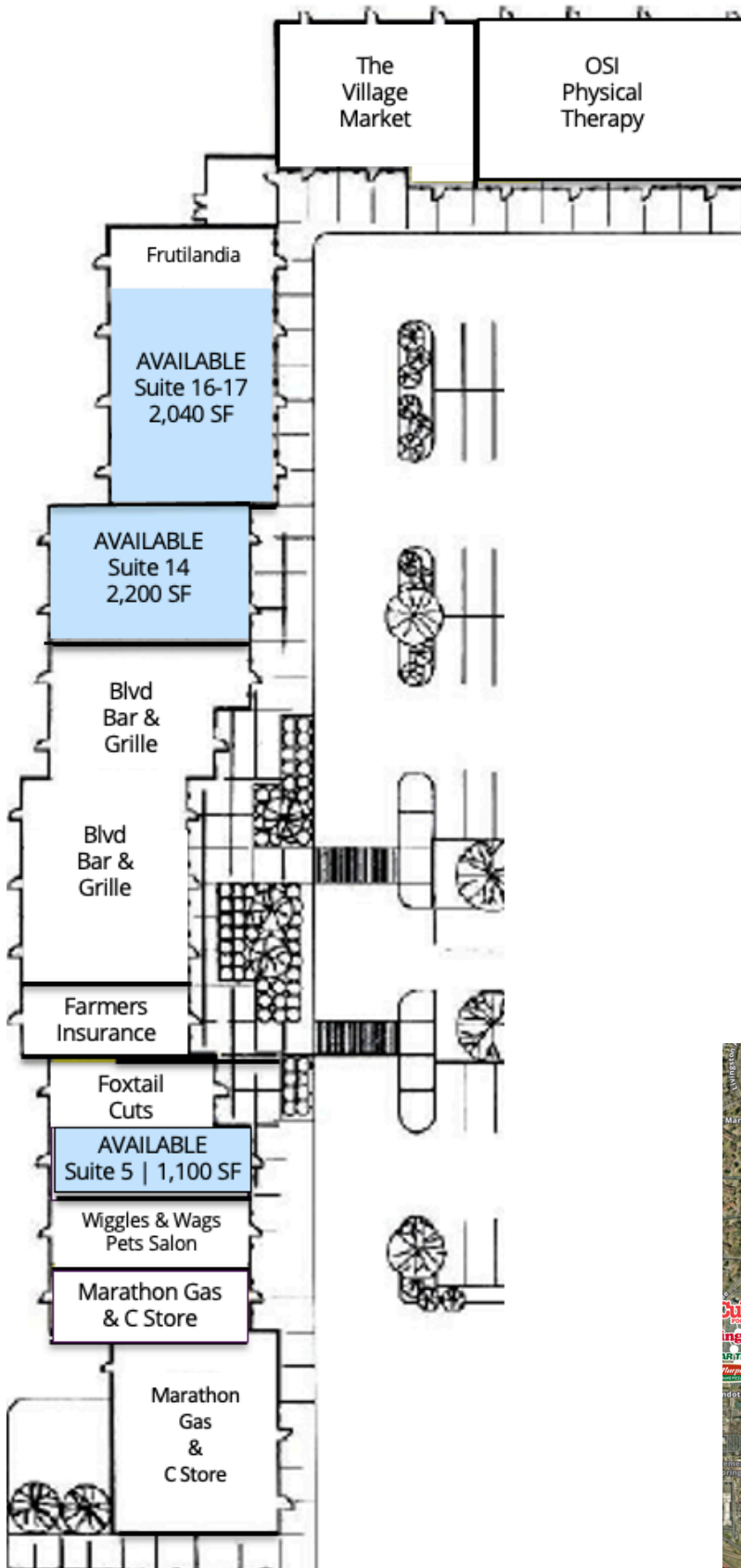
433 E Mendota Road | West St. Paul

Property Highlights

- Excellent freeway visibility with immediate access off Hwy 52
- Convenient location just ½ mile north of I-494
- Quick drive to downtown St. Paul
- Ideally positioned near Inver Grove Heights
- Situated within a dense residential area of apartments and single-family homes
- Strong surrounding tenant mix with established, successful businesses
- Direct access to public transit (on bus line)
- Prominent pylon signage available for tenant exposure
- Ample on-site parking with 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, Fox Tail Cuts, Wiggles & Wags Pet Salon, Marathon Gas & Tobacco

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Location Overview



Available For Lease

Suite 5	1,100 SF (former massage, equipment in space)
Suite 14	2,200 SF
Suite 16-17	2,040 SF
Suite 14, 16 & 17	4,240 SF contiguous
HVAC Maintenance	\$12.96/month per unit
2026 CAM & Tax	\$6.44 PSF and \$4.63 PSF
Lease Rate	\$14.00 - \$15.00 PSF NNN

Demographics

Average Household Population

1 mile	11,579
3 miles	39,914
5 miles	68,087

Average Household Income

1 mile	\$92,733
3 miles	\$93,032
5 miles	\$104,302

Traffic Counts

E Mendota Rd	16,900 VPD
Oakdale Avenue	9,300 VPD
Lafayette Freeway/ Hwy 52	55,404 VPD

