

RETAIL AUTO REPAIR  
AVAILABLE

  
TRANSWESTERN  
REAL ESTATE  
SERVICES



**FORMER BIG O TIRES**  
1973 Robert Street S | West St. Paul, MN 55118



# 1973 ROBERT STREET S - AVAILABLE SUMMARY

**LOCATION:** 1973 Robert Street S | West St. Paul, MN 55118  
**GLA:** 7,550 SF  
**YEAR BUILT:** 2001

## HIGHLIGHTS

- » Single-tenant retail auto repair building
- » 40 surface parking stalls + pylon signage
- » Easy access and excellent visibility from Robert Street S
- » Situated on West St. Paul's main thoroughfare
- » Surrounded by strong, established national retailers
- » Retail expansion underway at adjacent Cub Foods-anchored development



## TRAFFIC COUNTS

- » **19,885 VPD** | ROBERT STREET S

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	7,387	74,735	197,913
DAYTIME POPULATION	12,883	67,070	264,505
AVERAGE HH INCOME	\$81,383	\$112,457	\$113,572
TOTAL HOUSEHOLDS	3,593	31,042	84,974

\* Sources: ESRI 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars

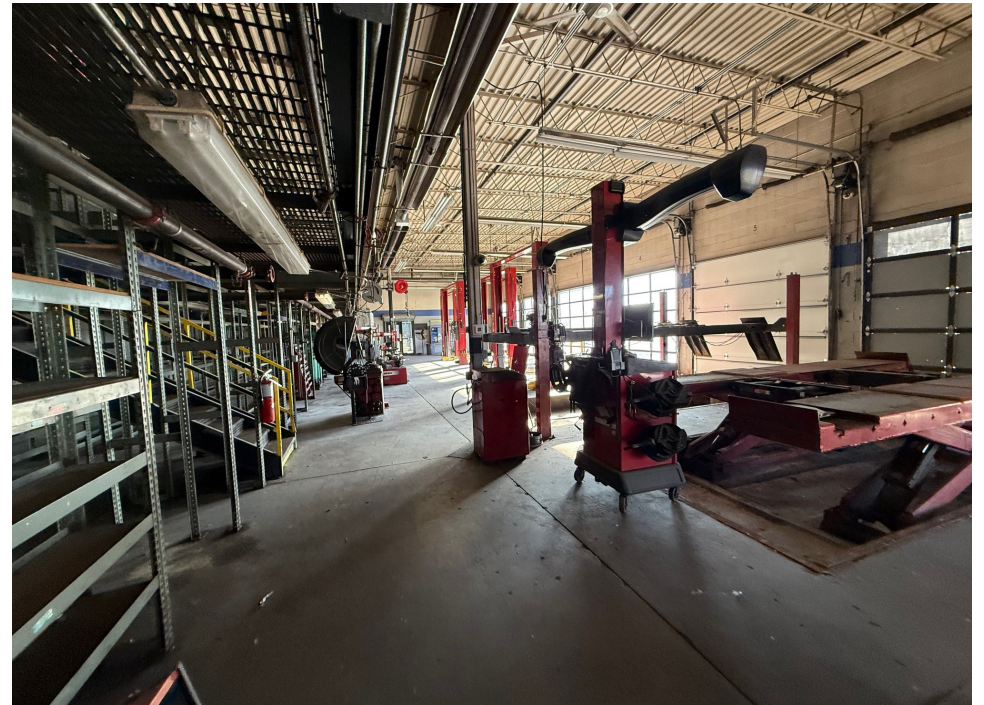
## SURROUNDING RETAILERS



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# 1973 ROBERT STREET S - AVAILABLE **PROPERTY PHOTOS**



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**REALTY  
RESOURCES**  
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# 1973 ROBERT STREET S - AVAILABLE WEST ST. PAUL TRADE AERIAL

