



ARBOR POINTE
9070 - 9092 Buchanan Trail
Inver Grove Heights, MN 55076
For Lease



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
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ROB KOST, CCIM
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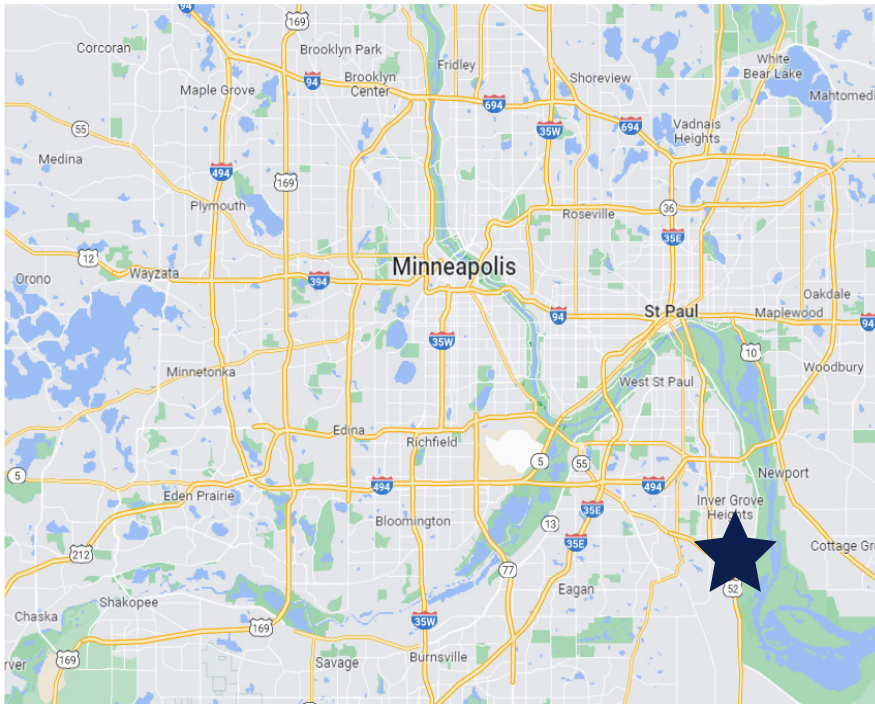
SAMUEL GERLACH
612.465.8529
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ADDRESS	9070 - 9092 Buchanan Trail
CITY, STATE	Inver Grove Heights, MN 55076
#9076	2,517 SF
#9078	1,889 SF
#9082	1,965 SF
ASKING RENT	Negotiable
CAM / TAX 2024	\$6.50 PSF



HIGHLIGHTS

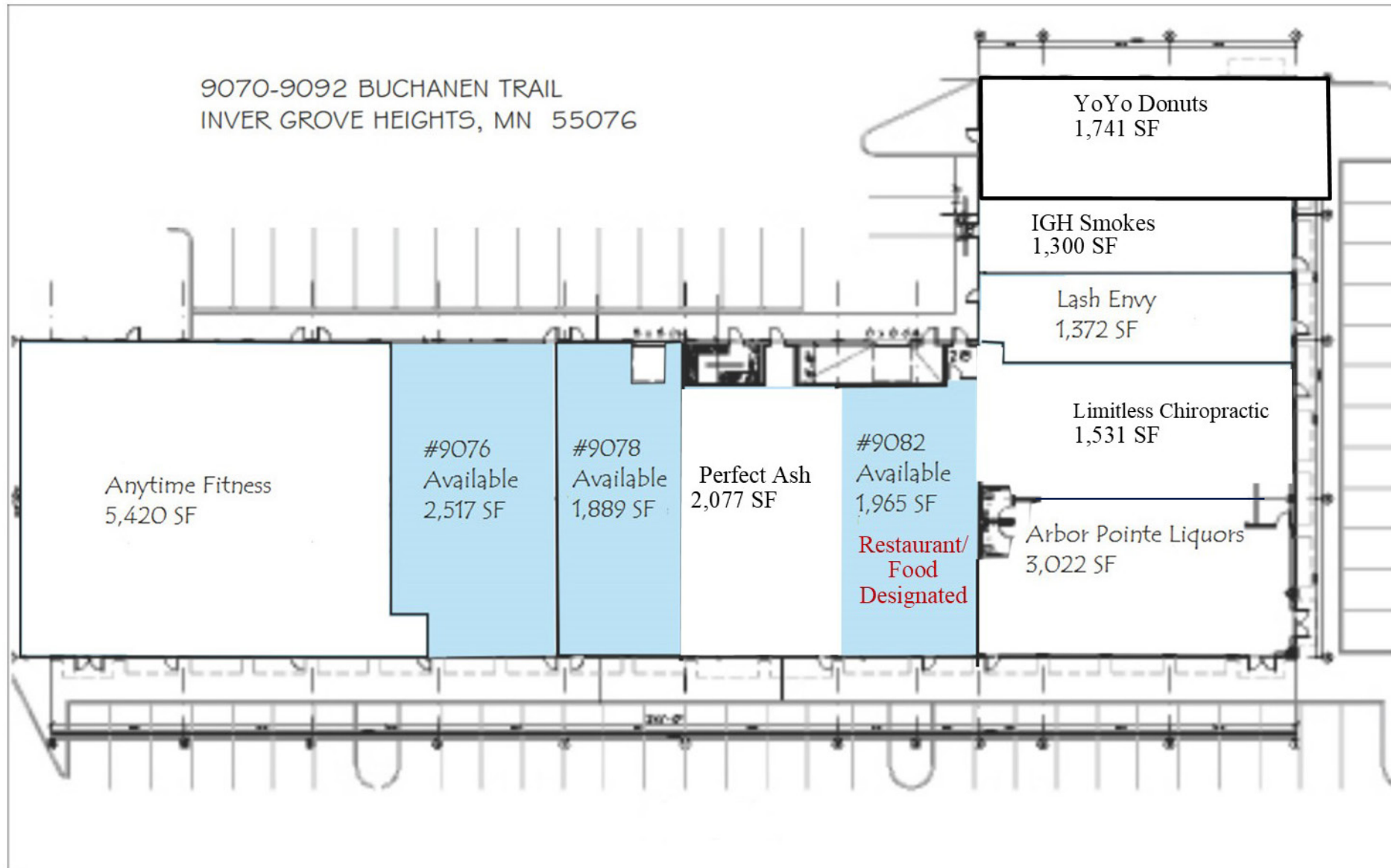
- Nearby retailers include Walmart, Dollar Tree, Tractor Supply Co, Caribou Coffee, A&W, Inver Grove Brewing, and more.
- Co-tenants include Anytime Fitness, Lash Envy, Arbor Pointe Liquors, YoYo Donuts, Tobacco Shop, Perfect Ash, and Limitless Chiropractic.
- Traffic counts on Concord Blvd average 11,300 vehicles per day while Highway 55 have 47,188 vehicles per day.
- Potential restaurant venting.
- Dedicated restaurant space available.



	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,920	28,132	99,501
MEDIAN AGE	41.8	41.8	38.7
MEDIAN HH INCOME	\$92,724	\$82,820	\$85,895
AVERAGE HH INCOME	\$110,599	\$105,905	\$113,671









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REAL ESTATE GROUP, INC.

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