

Argenta Hills

Retail Space for Lease
&
Land Parcels for Sale



7751 - 7781 Amana Trail, Inver Grove Heights, MN

Highlights:

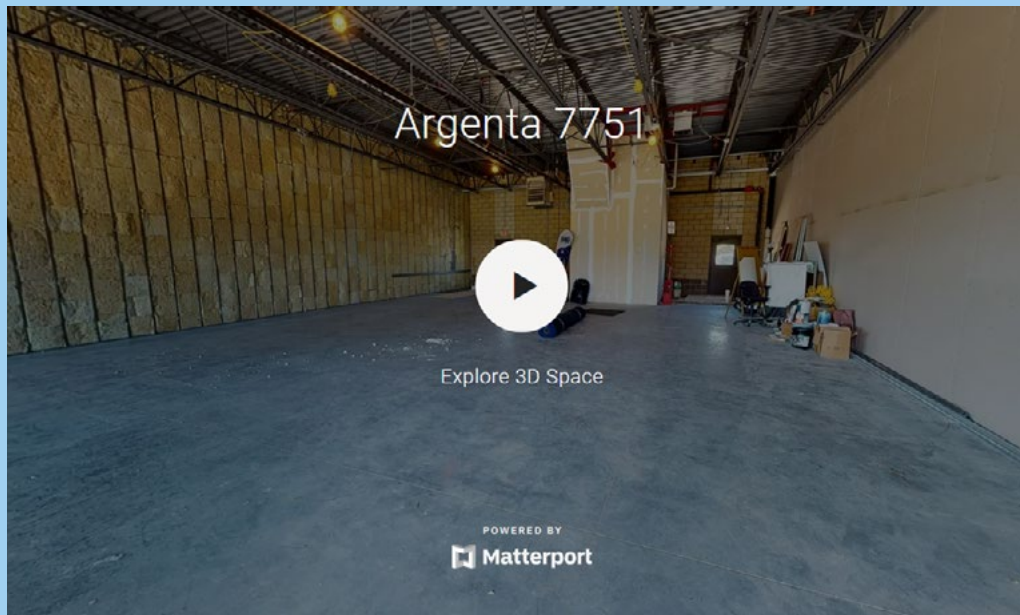
- Located near corporate campuses for CHS, Thompson Reuters, Ecolab and MN Vikings
- More than 25,000 VDP on Hwy. 55
- The anchored Target is one of the newest in the Twin Cities
- High visibility drive-up retail
- Great access to I-494 and I-35E

Property Info:

- **Location: 7751 - 7781 Amana Trail, Inver Grove Heights, MN**
- **Space Available: 1,100 - 3,440 SF**
- **Net Lease Rate: \$22 - \$24**
- **CAM/TAX: \$8.88**

7751 - 2,345 SF

[Click here for floor plan](#)

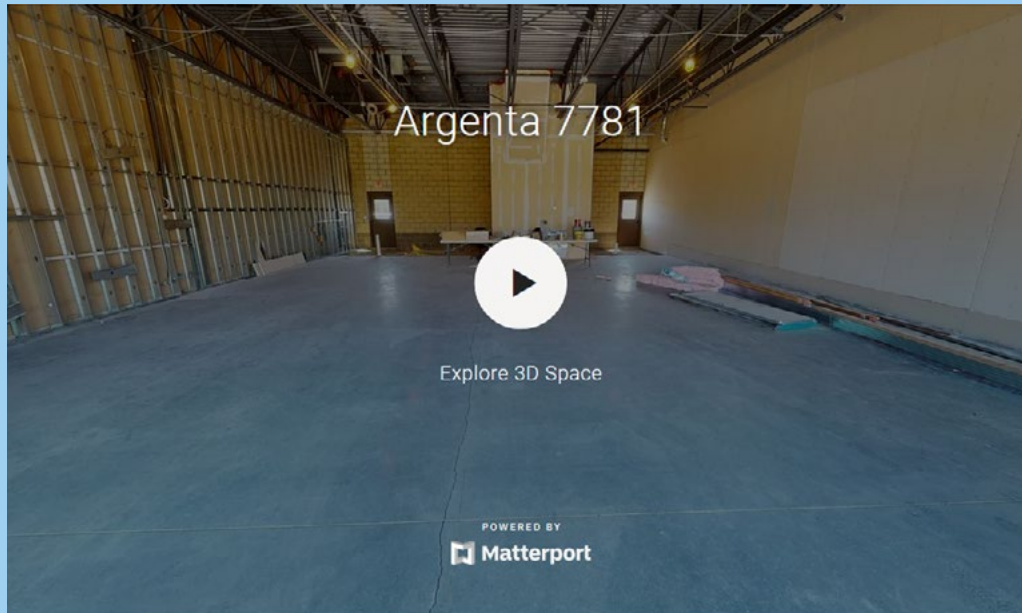


[Click here / above or scan for 3D tour](#)



7781 - 2,206 SF

[Click here for floor plan](#)

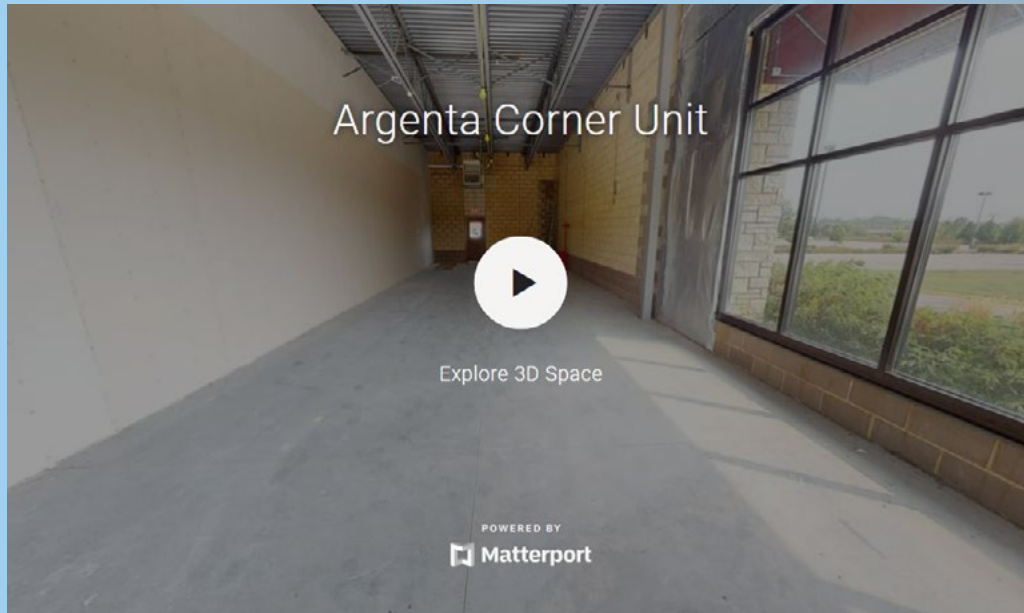


[Click here / above or scan for 3D tour](#)



7781 - 1,109 SF (Corner Unit)

[Click here for floor plan](#)



[Click here / above or scan for 3D tour](#)



Land Parcels



Argenta Hills

- Land Available - Up to 20 Acres
- Price: Negotiable
- Potential Uses: carwash, daycare, grocery
- 3 Parcels of land available:
 - 1 - 1.47 Acres
 - 2 - 1.84 Acres
 - 3 - 17 Acres (Divisible)

25,000 VPD



BRENT JACOBSON
BEN KRISNAK

612.355.2609
612.355.2608

leasing@hempelcompanies.com



HEMPEL
REAL ESTATE

15 Mins away from MSP
International Airport

Argenta Hills



Demos	1 Mile	3 Miles	5 Miles
Population	2,877	42,653	123,885
Avg. House- hold Income	\$133,327	\$124,953	\$111,345

BRENT JACOBSON
BEN KRSTAK

612.355.2609
612.355.2608

leasing@hempelcompanies.com

MAKING
LIVES
BETTER
BY
MAKING
BUILDINGS
BETTER

BRENT JACOBSON
BEN KRSNAK

612.355.2609
612.355.2608

leasing@hempelcompanies.com



HEMPEL
REAL ESTATE