

ARBOR POINTE COMMONS

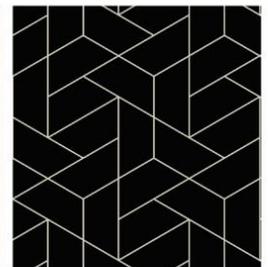
9041 BRODERICK BLVD, INVER GROVE HEIGHTS, MN 55076



FOR LEASE | RETAIL



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN
WWW.CERRON.COM



PROPERTY HIGHLIGHTS

ARBOR POINTE COMMONS

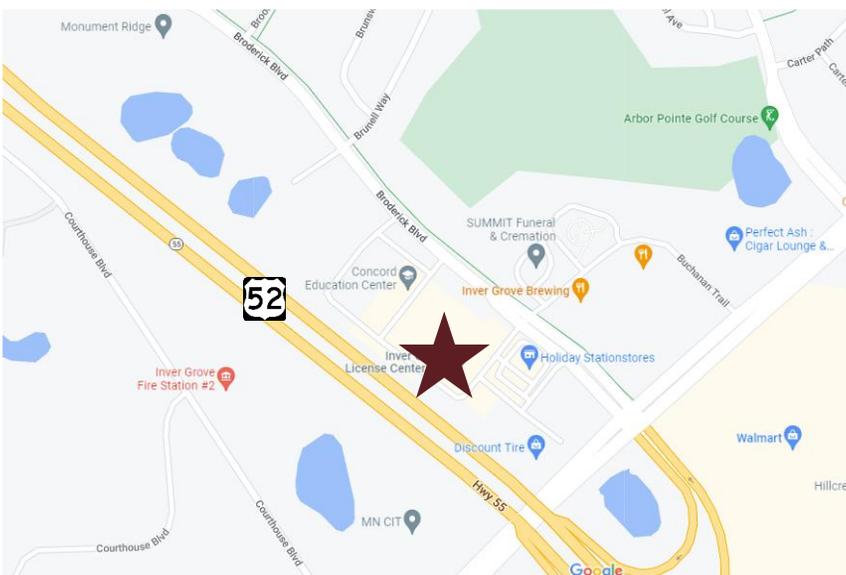
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Location

This retail facility is located just off the intersection of Highways 55, 52 and Broderick Boulevard. Near Wal-Mart, Tractor Supply Co., Discount Tire, Inver Grove Brewing, Dollar Tree, A&W, and Caribou Coffee and many other retailers.

This location features the Inver Grove License Center and Subway restaurant.

128 Parking Stalls



Traffic Counts:

- 49,000 vehicles/day Hwy 55 (N of Hwy 56)
- 10,400 vehicles/day Concord Blvd (NE of Hwy 52)

Demographics:

	1 Mile	3 Mile	5 Mile
Population	2,886	15,948	40,531
Median HH Income	\$97,389	\$80,739	\$83,326
Ave HH Income	\$98,276	\$87,862	\$89,580

DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

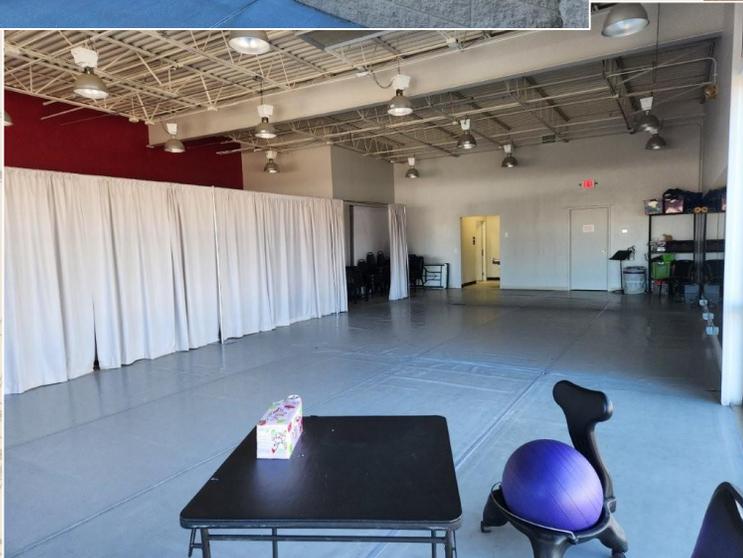


For more information,
 please contact:
 Rocky Ranch
 612.363.2116
 rockyr@cerron.com

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SUITE 9041 PHOTOS



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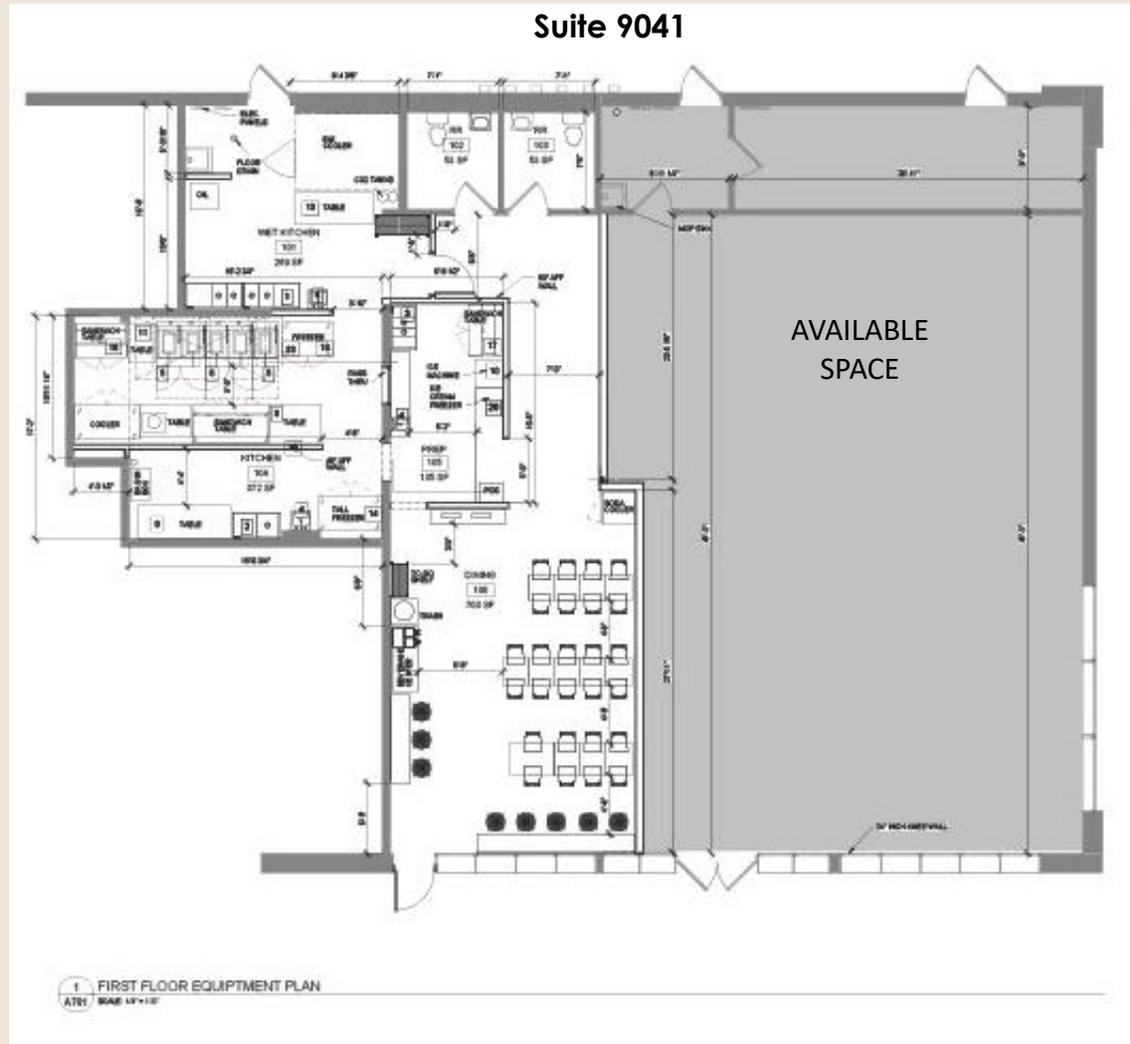


FLOOR PLAN

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AVAILABLE:
END CAP/NORTH
HALF OF SUITE 9041
(Approx. 1,900 SF)
\$4,433/month
plus utilities



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AERIAL

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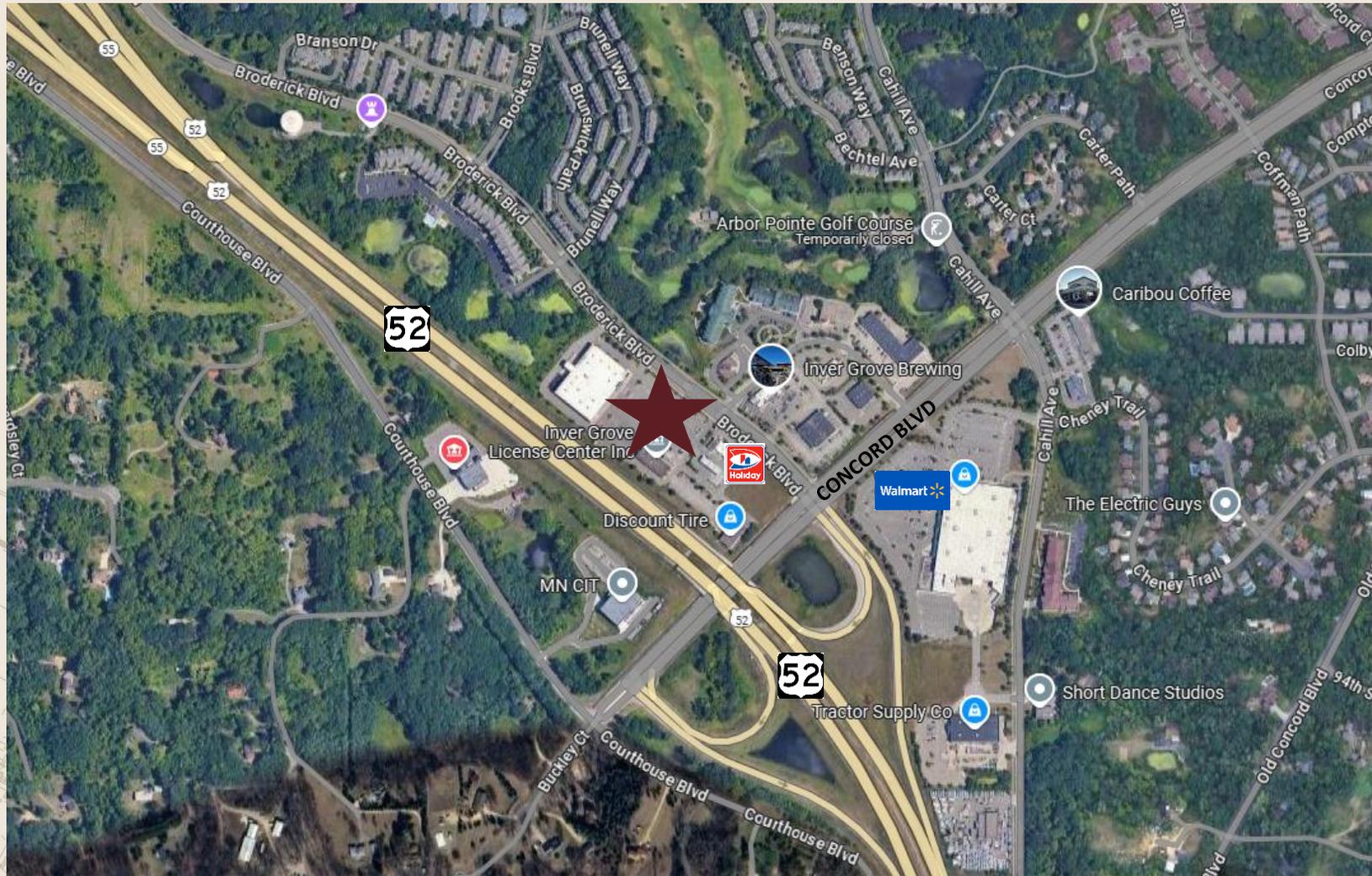


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AREA MAP



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