

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

**UPLAND**  
REAL ESTATE GROUP, INC.



50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
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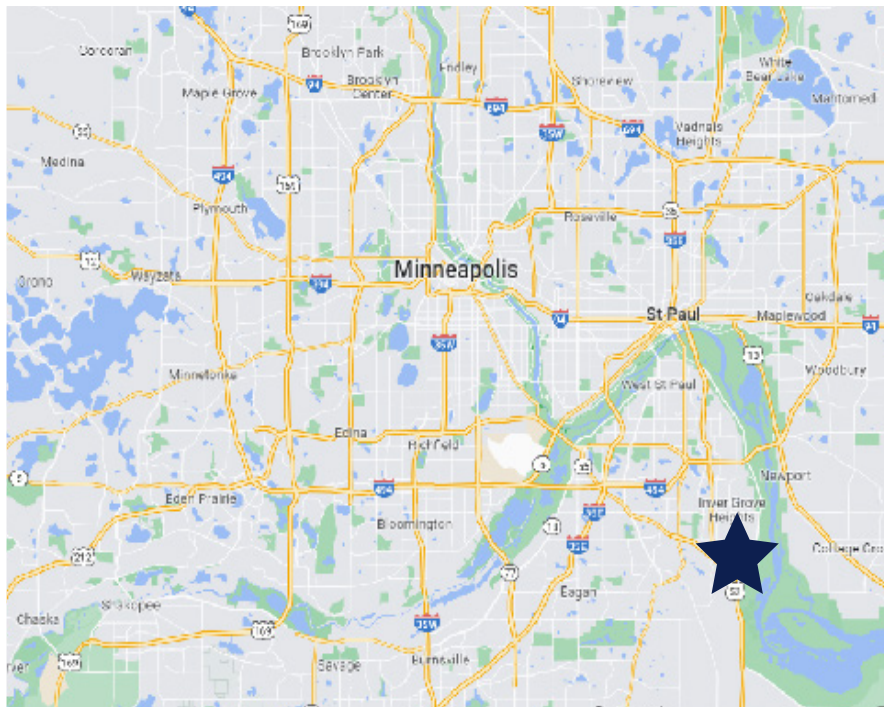


<b>ADDRESS</b>	9070 - 9092 Buchanan Trail
<b>CITY, STATE</b>	Inver Grove Heights, MN 55076
<b>#9076</b>	2,517 SF
<b>#9078</b>	1,889 SF
<b>#9082</b>	1,965 SF
<b>ASKING RENT</b>	Negotiable
<b>CAM / TAX 2024</b>	\$6.50 PSF



#### 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, Angry Donkey Bakery, 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.



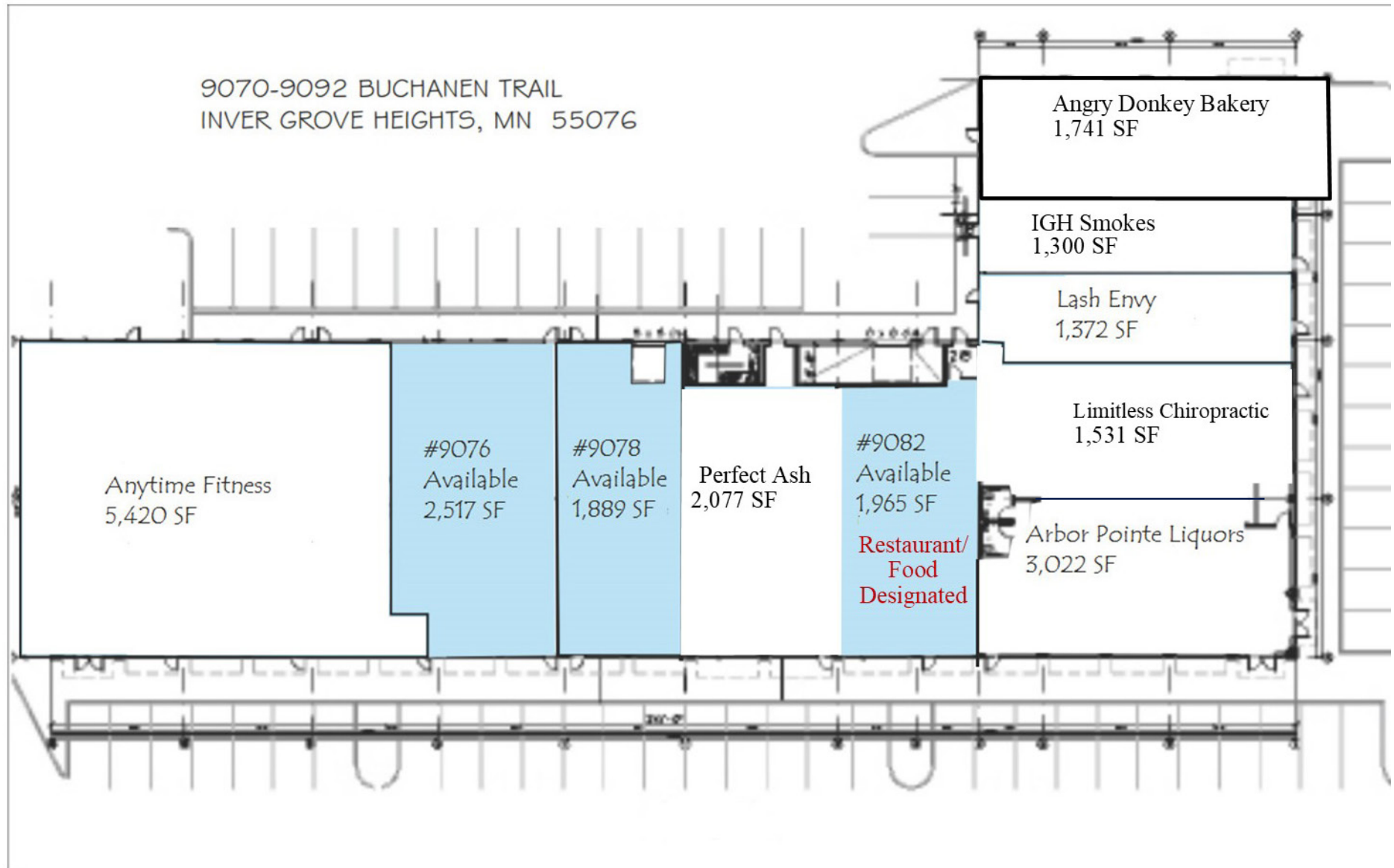
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	4,920	28,132	99,501
<b>MEDIAN AGE</b>	41.8	41.8	38.7
<b>MEDIAN HH INCOME</b>	\$92,724	\$82,820	\$85,895
<b>AVERAGE HH INCOME</b>	\$110,599	\$105,905	\$113,671













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