

For Lease

CBRE

INDUSTRIAL SHOP/WAREHOUSE SPACE FOR LEASE

PRIME LOCATION

7649 CONCORD BLVD,
INVERGROVE HEIGHTS,
MN 55076



PROPERTY HIGHLIGHTS



- Available Est. 7,500 SF Building
- 2 Overhead Doors (14H x 24W)
- 1 Overhead Door (10H X 14W)
- Est. 2,500 SF 10Ft Clear Height (Unheated)
- Est. 5,000 SF at 14Ft Clear Height (Heated)
- Floor drains w/ Oil-Water Separator
- 1 Full Drive-thru Maintenance Bay



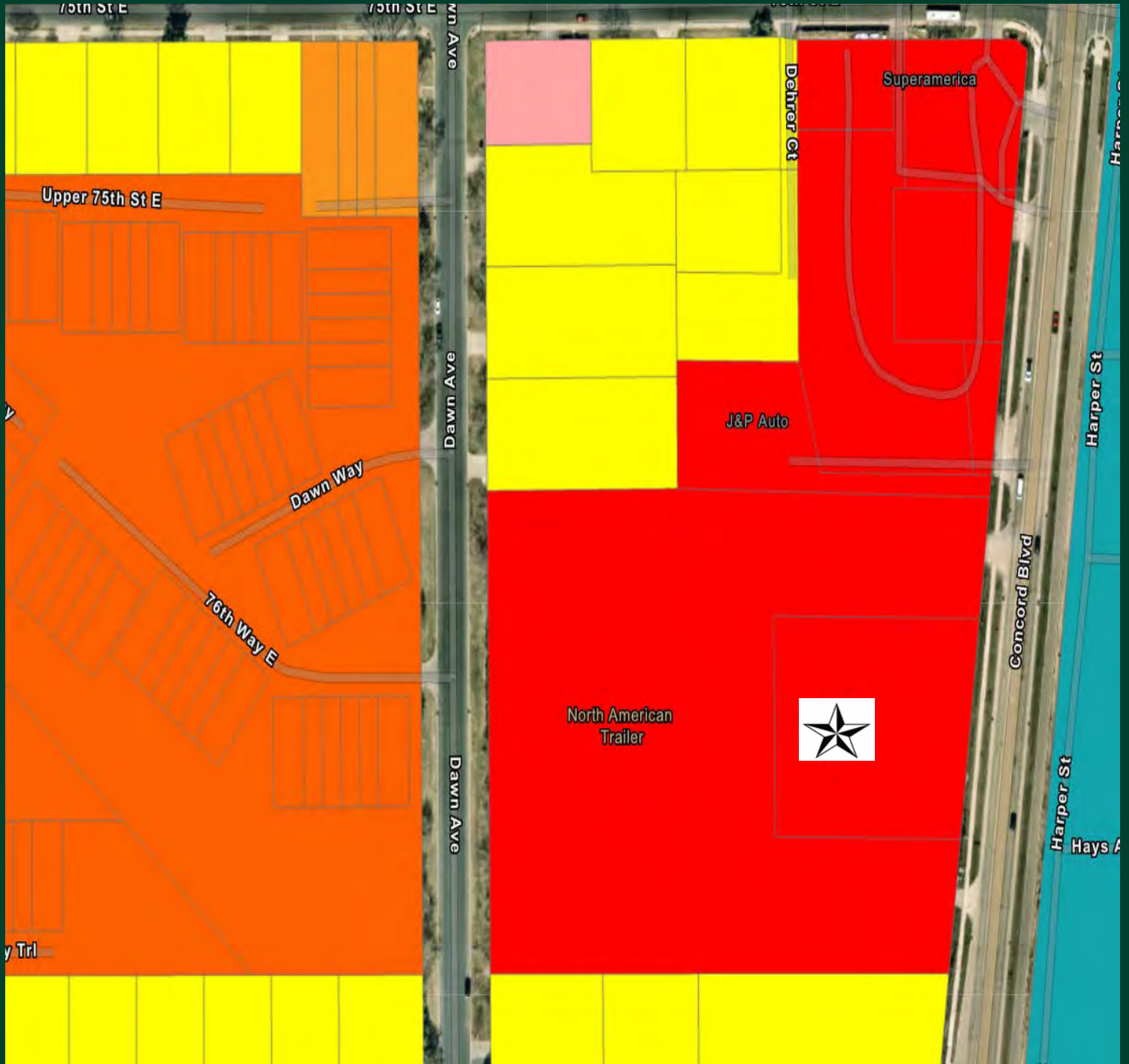
Traffic Counts

Concord St. S. 15,300 VPD

Additional Photos



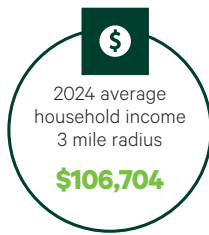
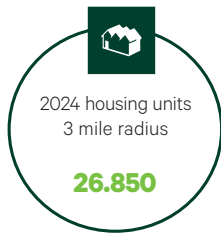
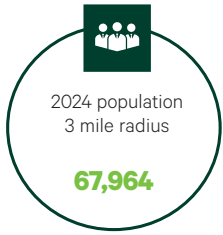
Zoning Map



GB - General Business

Wetlands Map





POPULATION 1 MILE 3 MILES 5 MILES

2024 Population - Current Year Estimate	6,112	67,964	235,960
2029 Population - Five Year Projection	6,191	69,119	238,288
2020 Population - Census	5,921	67,134	235,342
2010 Population - Census	4,972	61,357	215,911
2020-2024 Annual Population Growth Rate	0.75%	0.29%	0.06%
2024-2029 Annual Population Growth Rate	0.26%	0.34%	0.20%

HOUSEHOLDS

2024 Households - Current Year Estimate	2,503	26,850	87,074
2029 Households - Five Year Projection	2,499	27,016	86,966
2010 Households - Census	1,959	25,146	82,768
2020 Households - Census	2,443 96.3%	26,782 96.3%	87,956 96.2%
2020-2024 Compound Annual Household Growth Rate	0.57%	0.06%	-0.24%
2024-2029 Annual Household Growth Rate	-0.03%	0.12%	-0.02%
2024 Average Household Size	2.43	2.50	2.68

HOUSEHOLD INCOME

2024 Average Household Income	\$104,523	\$106,704	\$107,085
2029 Average Household Income	\$121,746	\$124,706	\$124,258
2024 Median Household Income	\$79,890	\$79,806	\$78,248
2029 Median Household Income	\$93,427	\$91,395	\$89,425
2024 Per Capita Income	\$42,629	\$41,926	\$39,555
2029 Per Capita Income	\$48,899	\$48,414	\$45,398

HOUSING UNITS

2024 Housing Units	2,609	27,986	90,826
2024 Vacant Housing Units	106 4.1%	1,136 4.1%	3,752 4.1%
2024 Occupied Housing Units	2,503 95.9%	26,850 95.9%	87,074 95.9%
2024 Owner Occupied Housing Units	1,430 54.8%	17,554 62.7%	55,315 60.9%
2024 Renter Occupied Housing Units	1,073 41.1%	9,296 33.2%	31,759 35.0%

EDUCATION

2024 Population 25 and Over	4,273	47,667	158,009
HS and Associates Degrees	2,121 49.6%	26,904 56.4%	85,185 53.9%
Bachelor's Degree or Higher	1,831 42.9%	17,517 36.7%	57,750 36.5%

PLACE OF WORK

2024 Businesses	284	2,560	6,259
2024 Employees	7,392	47,242	96,321



Contact Us

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