

# ARBOR POINTE COMMONS

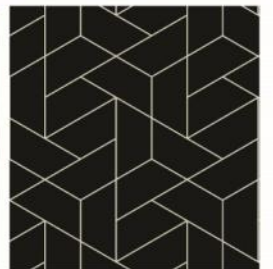
9041-9057 BRODERICK BLVD, INVER GROVE HTS, MN 55076

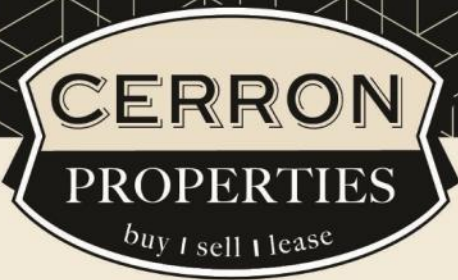


FOR LEASE | RETAIL



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
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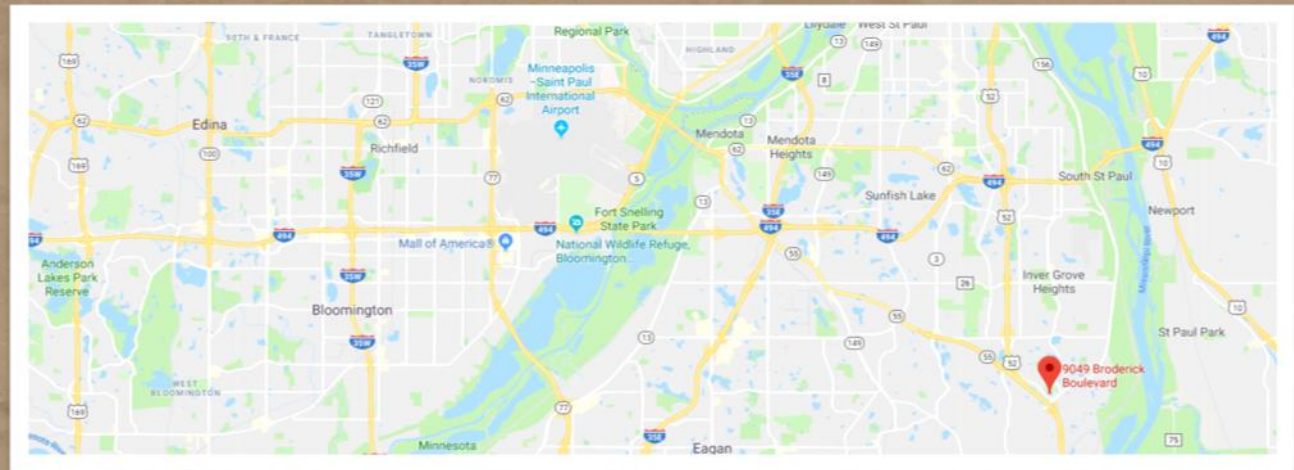
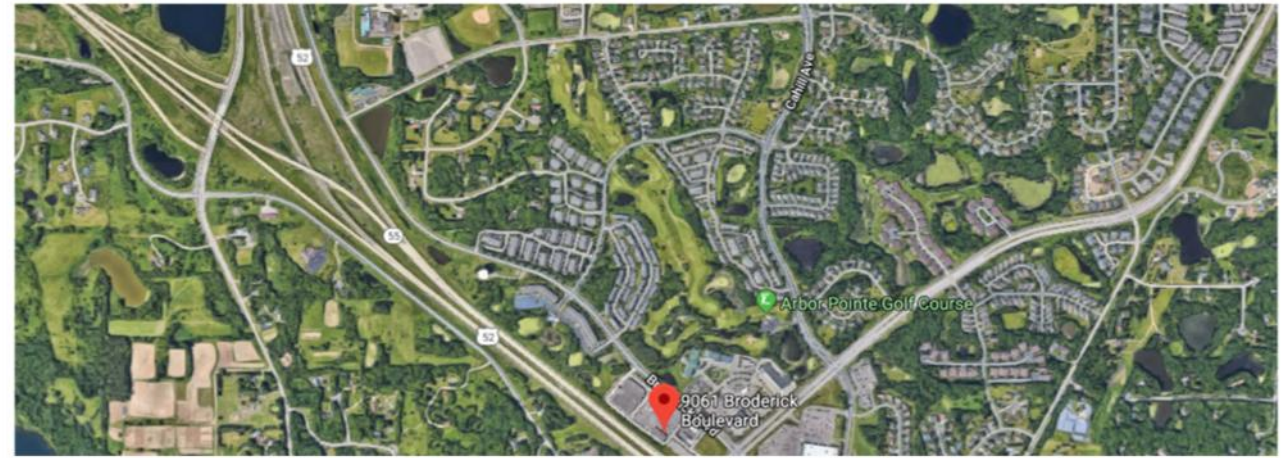
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## ■ PROPERTY HIGHLIGHTS

- Arbor Pointe Commons Retail Mall
- Current Availability:
  - Suite 9041—approx. 1,900 SF (end cap) (\$4,433/month + utilities)
  - Suite 9057—approx. 817 SF (inline) (\$1,907/month + utilities)
- \$17/SF Net Lease Rate
- \$11/SF CAM & Tax
- Just off of Hwy 55— join Subway & the License Center at this great location
- Near Walmart, Holiday Station, and Inver Grove Brewing



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**  
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For more information,  
please contact:  
**Bruce Rydeen**  
952.469.9444  
brucer@cerron.com

# PROPERTY HIGHLIGHTS

# ARBOR POINTE COMMONS

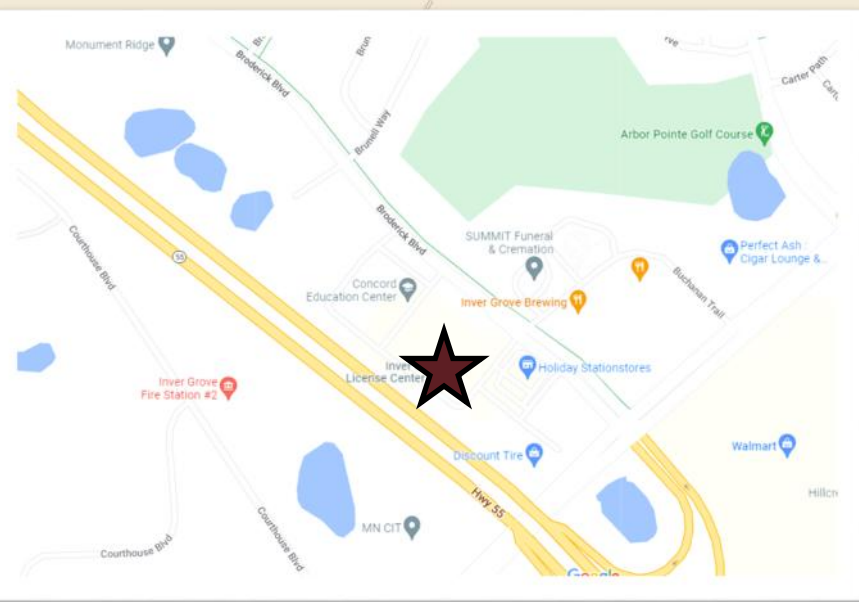
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## Location

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.

Ample parking.



## 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

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## INTERIOR PICS



Suite 9041



Front Exterior



Rear Exterior



Restroom

Suite 9057



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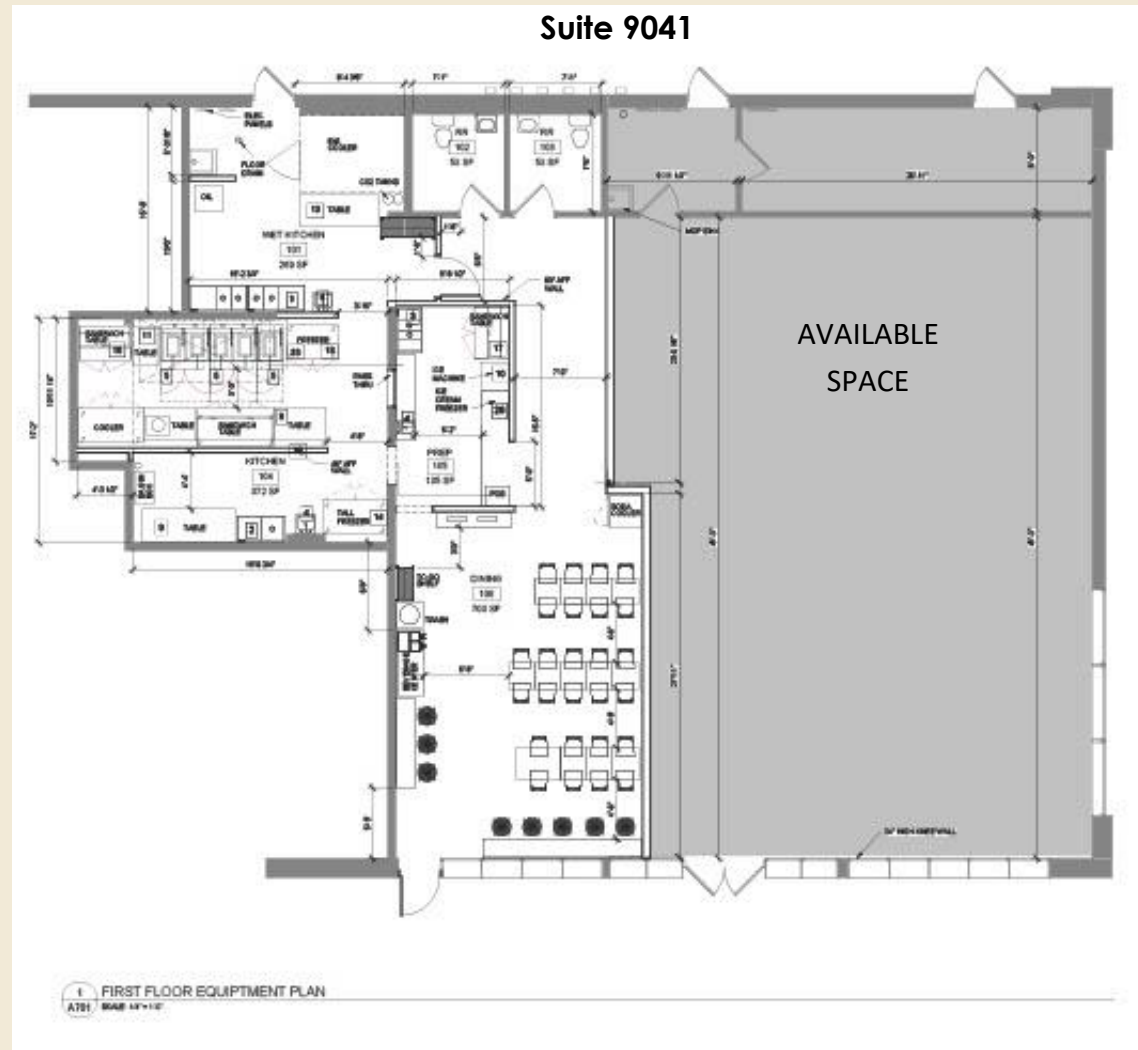
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## FLOOR PLAN

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



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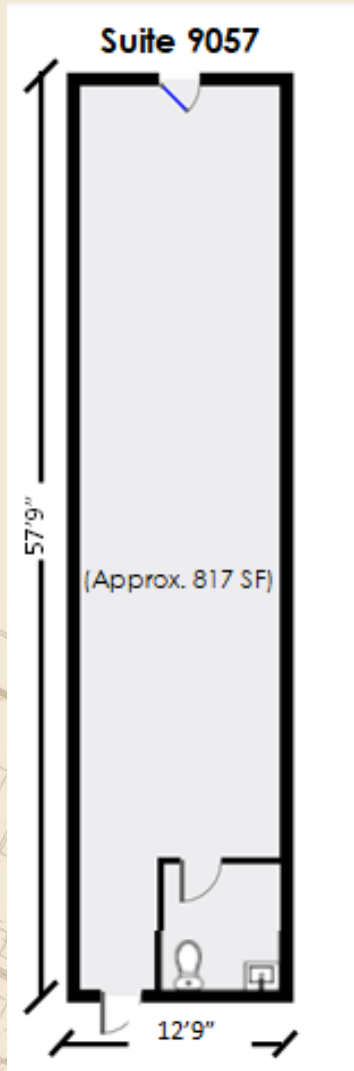


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## FLOOR PLAN



(Approx. 817 SF)

**\$1,907/month  
plus utilities**

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