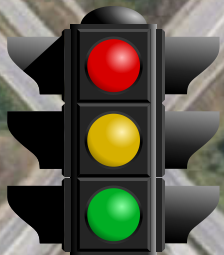


ARGENTA HILLS

Retail Space for Lease
&
Land Parcels for Sale/Lease



7751 - 7781 Amana Trail, Inver Grove Heights, MN



10.0
Acres
Mixed Use

12.0
Acres
Residential

5.0
Acres
Commercial



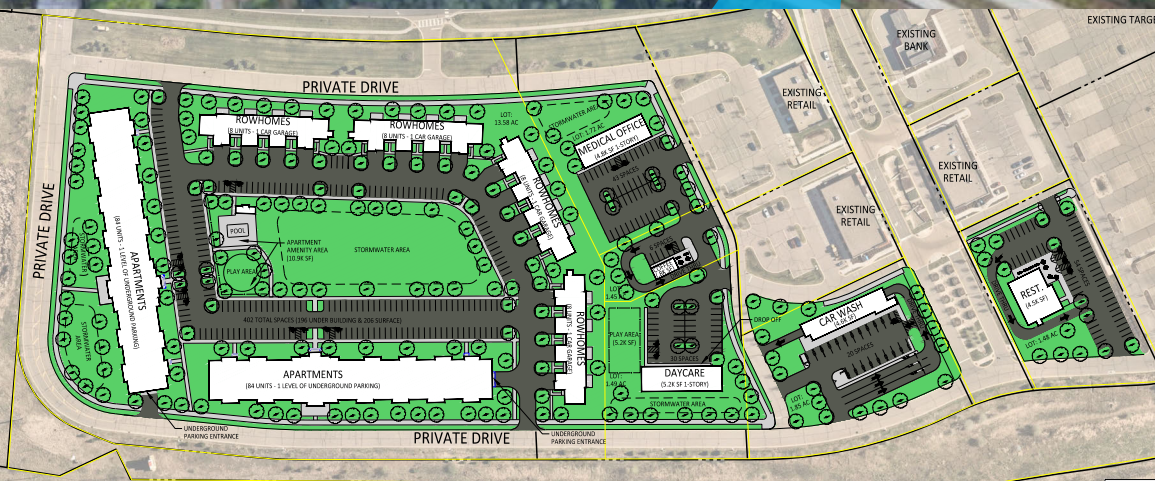
1.84
Acres



1.47
Acres



25,000 VPD



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

leasing@hempelcompanies.com

ARGENTA HILLS
7751 - 7781 AMANA TRAIL, INVER GROVE HEIGHTS, MN

BRENT JACOBSON
BEN KRSNAK

612.355.2609
612.355.2608



Property Info:

- **Location: 7751 - 7781 Amana Trail, Inver Grove Heights, MN**
- **Space Available: 1,100 - 3,440 SF**
- **Net Lease Rate: \$22.00 - \$24.00**
- **2023 CAM/TAX: \$8.88**

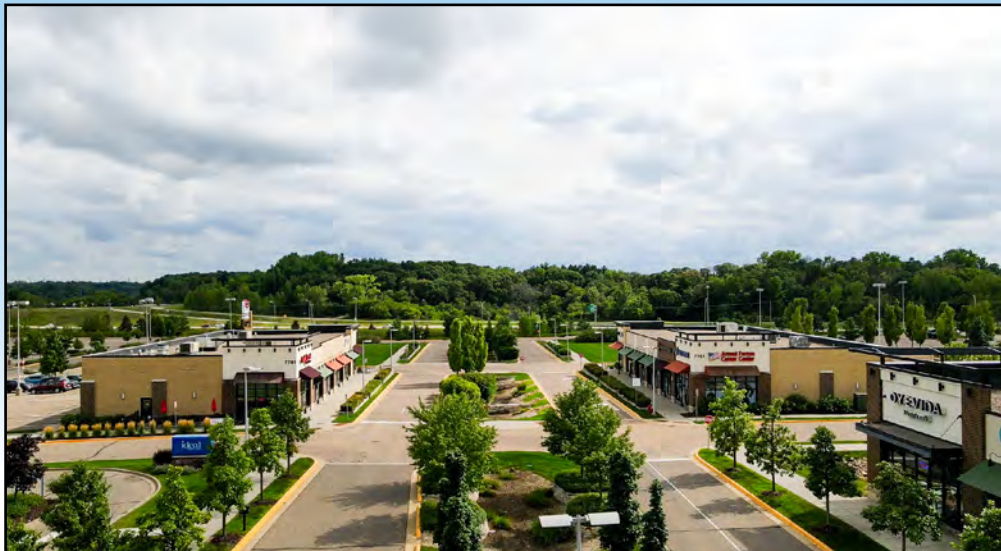
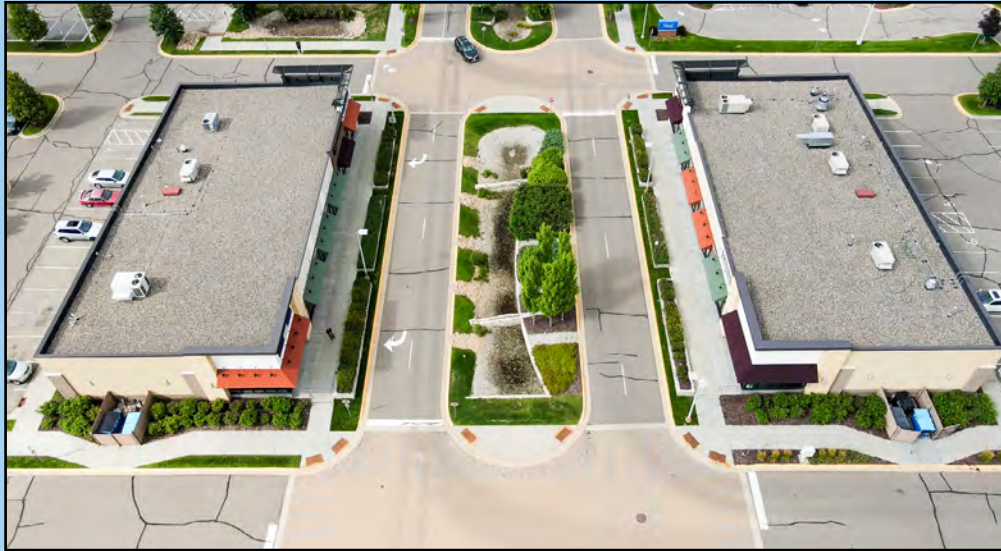
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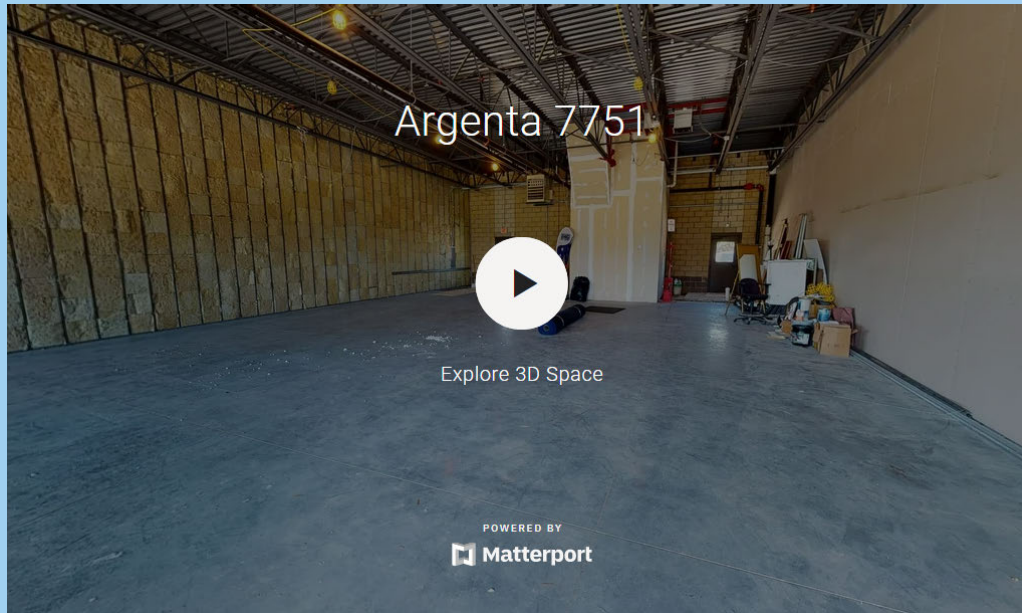
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7751 - 2,345 SF

Click here for floor plan



Click here / above or scan for 3D tour



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ARGENTA HILLS
7751 - 7781 AMANA TRAIL, INVER GROVE HEIGHTS, MN

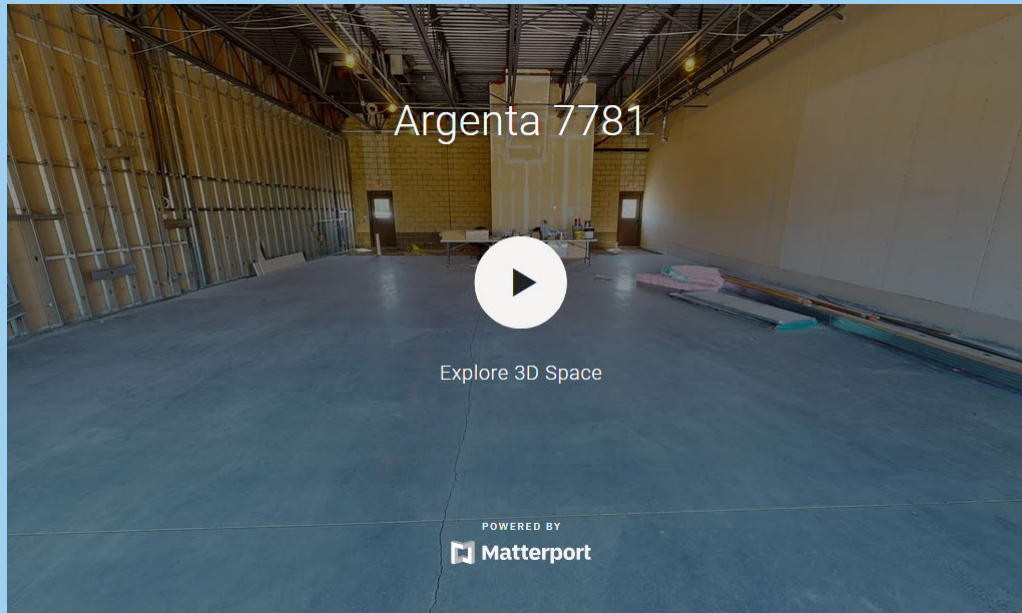
BRENT JACOBSON
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612.355.2608



7781 - 2,206 SF

Click here for floor plan



Click here / above or scan for 3D tour



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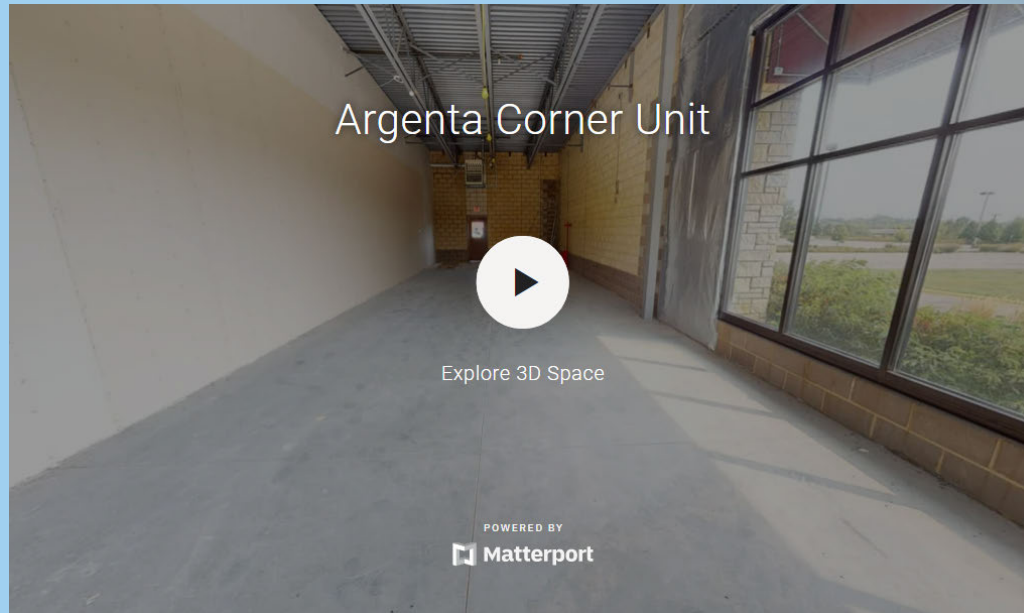
ARGENTA HILLS
7751 - 7781 AMANA TRAIL, INVER GROVE HEIGHTS, MN

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BEN KRSNAK

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7781 - 1,109 SF (Corner Unit)

[Click here for floor plan](#)



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



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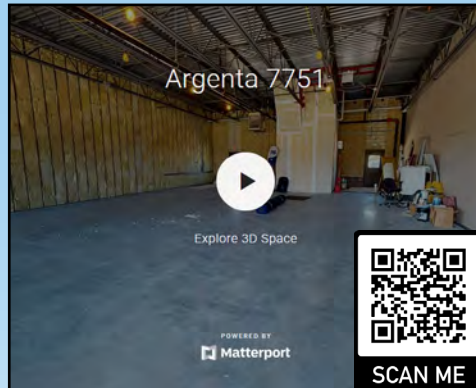
ARGENTA HILLS
7751 - 7781 AMANA TRAIL, INVER GROVE HEIGHTS, MN

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BEN KRSNAK

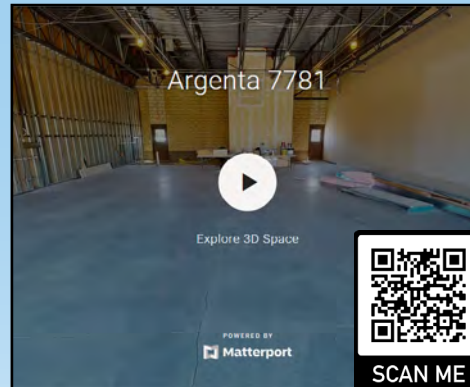
612.355.2609
612.355.2608



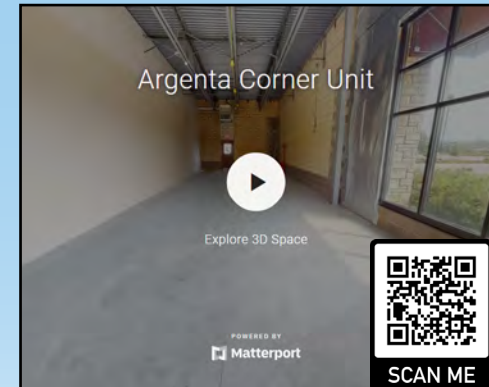
Click or Scan for 3D Tours:



7751 - 2,345 SF



7781 - 2,206 SF



7781 Corner Unit - 1,109 SF

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ARGENTA HILLS
7751 - 7781 AMANA TRAIL, INVER GROVE HEIGHTS, MN

BRENT JACOBSON
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Land Parcels



- Land Available - Up to 20 Acres
- Price: Negotiable
- Potential Uses: carwash, daycare, grocery
- 4 Parcels of land available:
 - 1 - 1.47 Acres
 - 2 - 1.84 Acres
 - 3 - 17 Acres (Divisible)
 - 4 - 10 Acres (Divisible)

25,000 VPD



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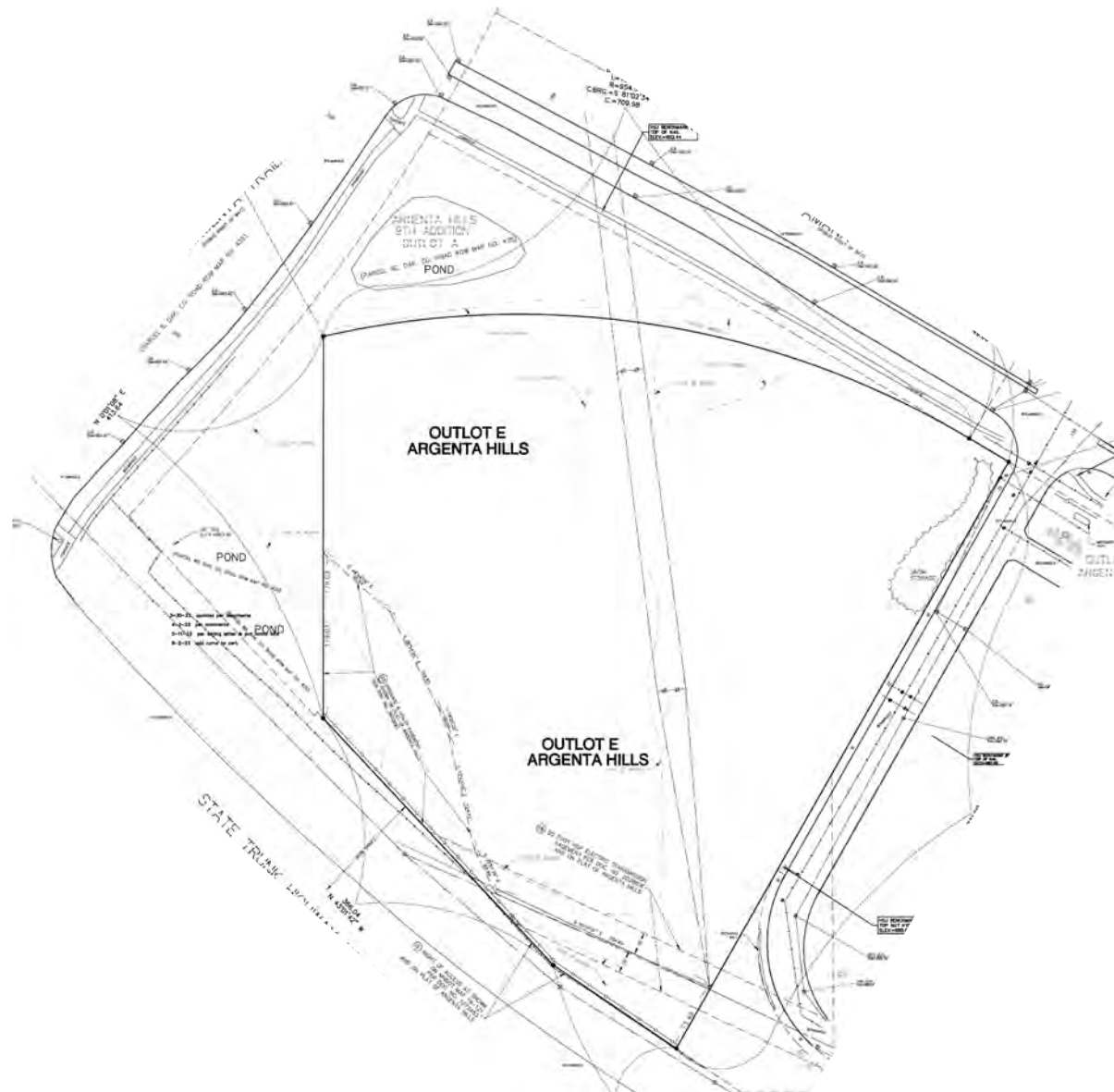
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Parcel 4



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

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ARGENTA HILLS
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