



Retail spaces for lease

Inver Grove Marketplace I
5816 -5870 Blaine Avenue
Inver Grove Heights, MN 55076



Exceptional retail property

Offering Summary

Lease Rate:	Negotiable
Building Size:	24,330 SF
Available SF:	1,371 - 2,373 SF
Year Built:	2003
Market:	Minneapolis/St Paul
Submarket:	West St Paul Retail

Get more information

[Jim Rock, CCIM](#)

Principal

D 612 913 5654

jim.rock@avisonyoung.com

800 Nicollet, Suite 730 | Minneapolis, MN 55402 | 612 913 5647

Retail spaces for lease

5816 -5870 Blaine Avenue, Inver Grove Heights, MN 55076



Property Description

Retail strip center
Highly visible and active area
Three spaces available

Location Description

Inver Grove Marketplace
Just off I-494 & Hwy 52
Adjacent to new 700 single family home development

Property Highlights

CAM: \$4.35 sf
Insurance: \$0.15 sf
Taxes: \$4.79 sf

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,803	25,466	54,450
Total Population	6,508	61,464	135,644
Average HH Income	\$76,810	\$71,219	\$74,478

**AVISON
YOUNG**

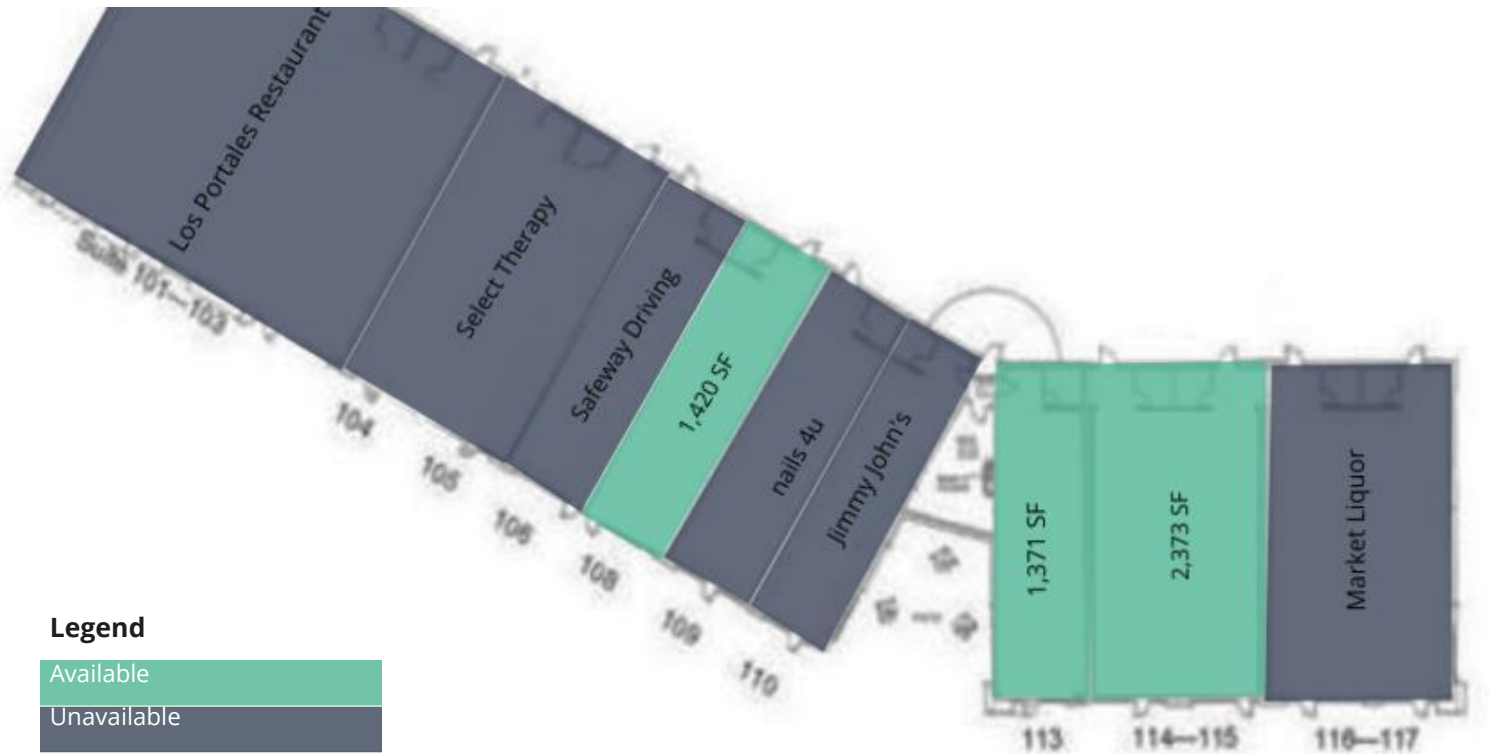
Jim Rock, CCIM
Principal
D 612 913 5654
jim.rock@avisonyoung.com

Avison Young | 800 Nicollet, Suite 730 | Minneapolis, MN 55402 | 612 913 5647

© 2021, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Retail Property For Lease

5816 -5870 Blaine Avenue, Inver Grove Heights, MN 55076



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,371 - 2,373 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 101-103	Los Portales Restaurant	5,680 SF	NNN	-	-
Suite 108	Available	1,420 SF	NNN	Negotiable	-
Suite 113	Available	1,371 SF	NNN	Negotiable	-
Suite 114-115	Available	2,373 SF	NNN	Negotiable	-
Suite 104-105	Select Therapy	2,373 SF	NNN	-	-
Suite 106	Safeway Driving	1,300 SF	NNN	-	-
Suite 109	nails 4u	1,300 SF	NNN	-	-
Suite 110	Jimmy John's	2,433 SF	NNN	-	-
Suite 116-117	Market Liquor	2,373 SF	NNN	-	-

**AVISON
YOUNG**

[Jim Rock, CCIM](#)

Principal

D 612 913 5654

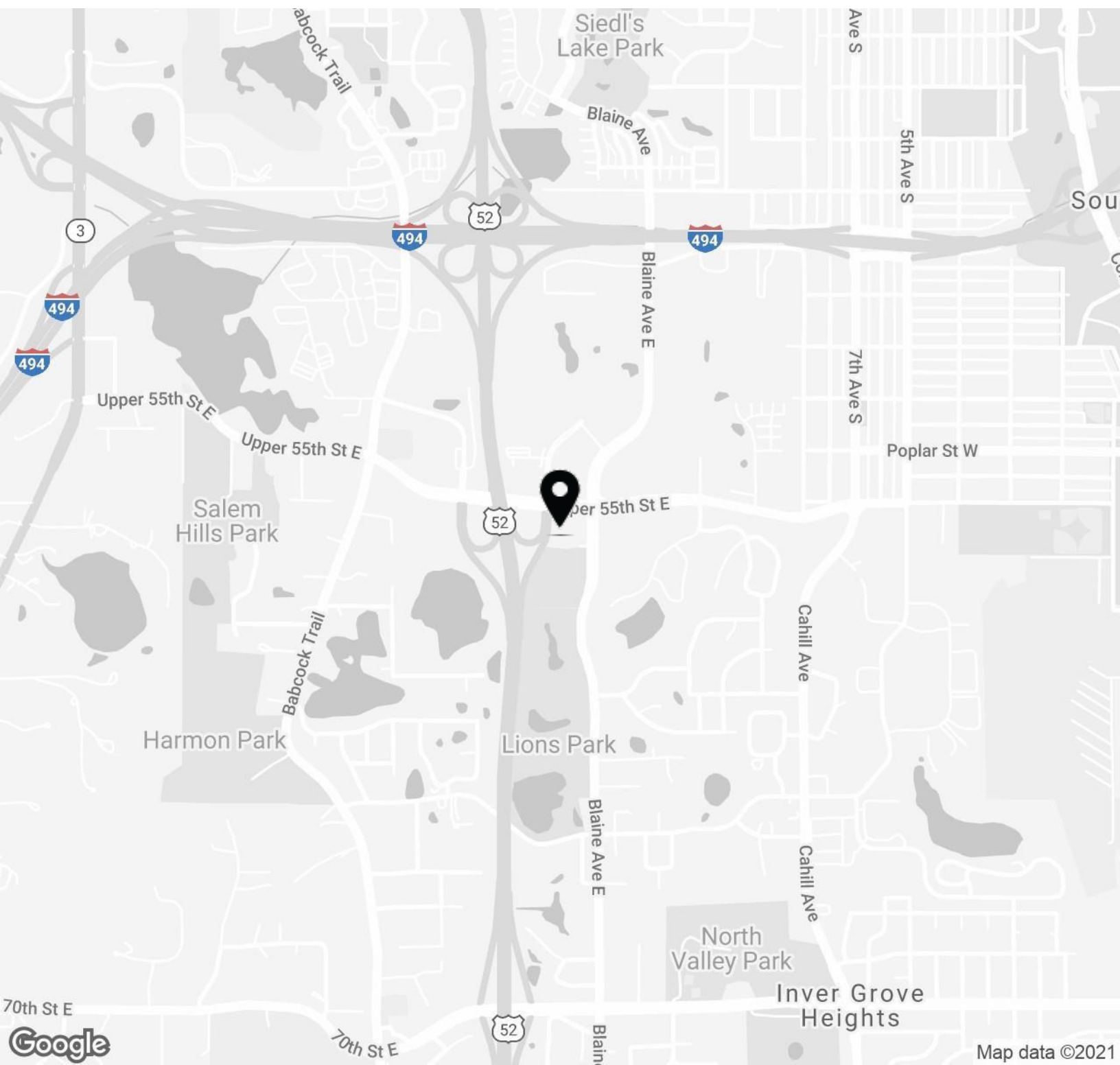
jim.rock@avisonyoung.com

Avison Young | 800 Nicollet, Suite 730 | Minneapolis, MN 55402 | 612.913.5647

© 2021. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Retail spaces for lease

5816 -5870 Blaine Avenue, Inver Grove Heights, MN 55076



**AVISON
YOUNG**

[Jim Rock, CCIM](#)

Principal

D 612 913 5654

jim.rock@avisonyoung.com

Avison Young | 800 Nicollet, Suite 730 | Minneapolis, MN 55402 | 612 913 5647

© 2021, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.