

# ARBOR POINTE COMMONS

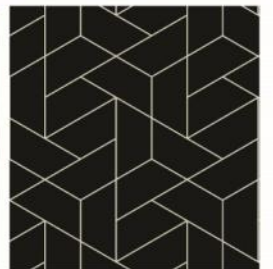
9041-9057 BRODERICK BLVD, INVER GROVE HTS, MN 55076

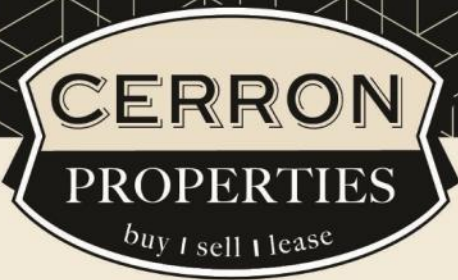


FOR LEASE | RETAIL



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





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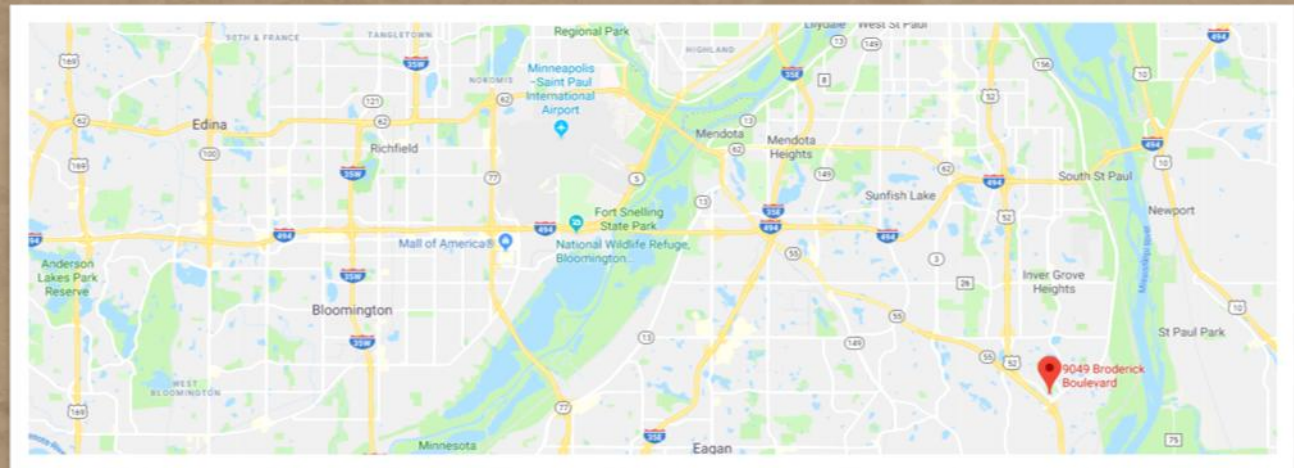
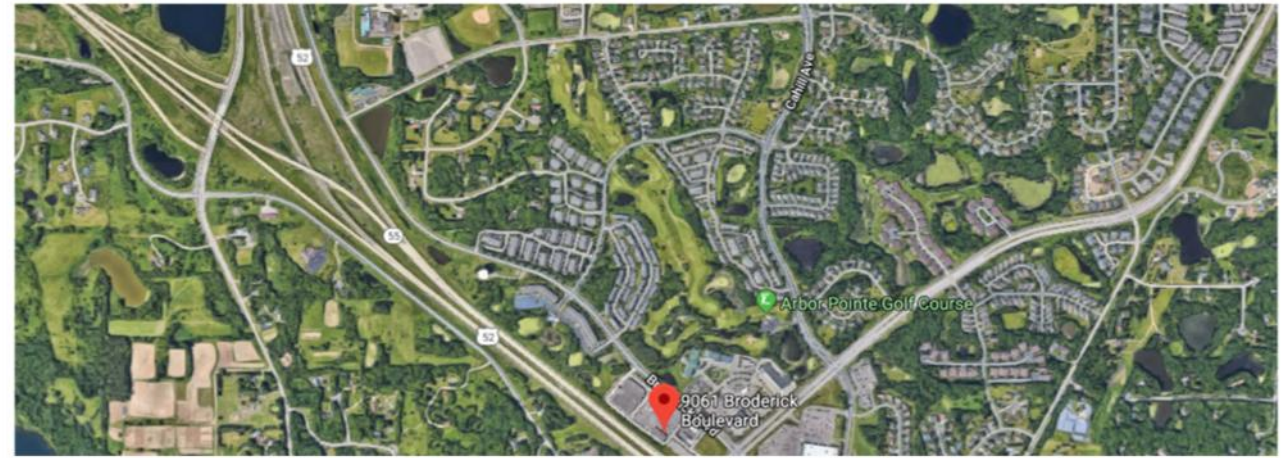
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## ■ PROPERTY HIGHLIGHTS

- 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



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For more information,  
please contact:  
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952.583.6135  
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# PROPERTY HIGHLIGHTS

# ARBOR POINTE COMMONS

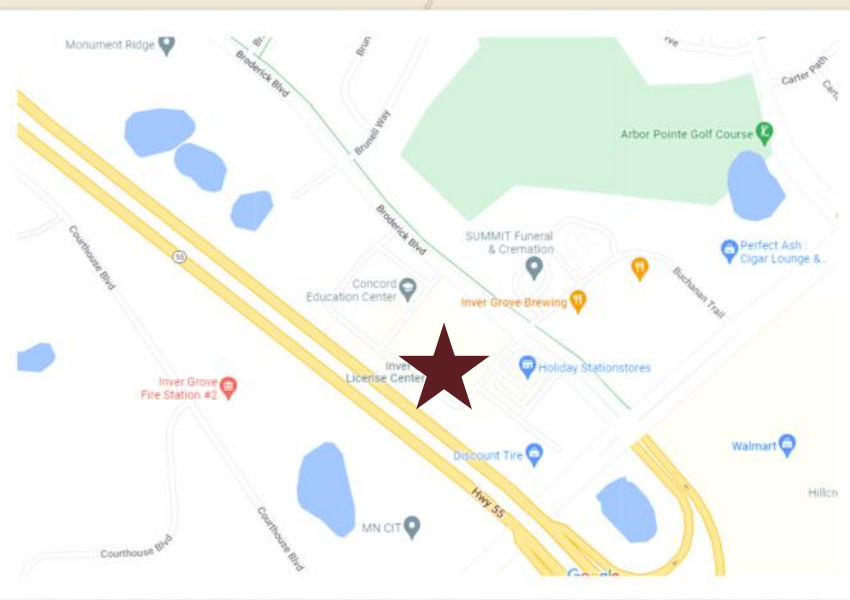
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## Location

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.

128 Parking Stalls



## 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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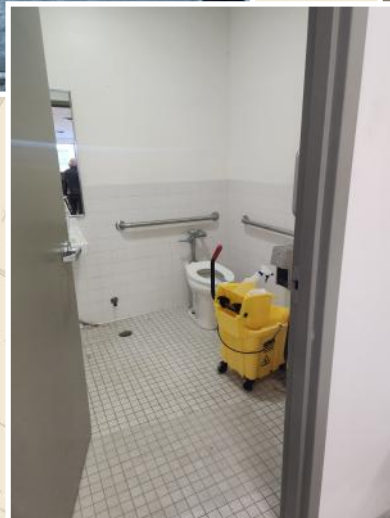
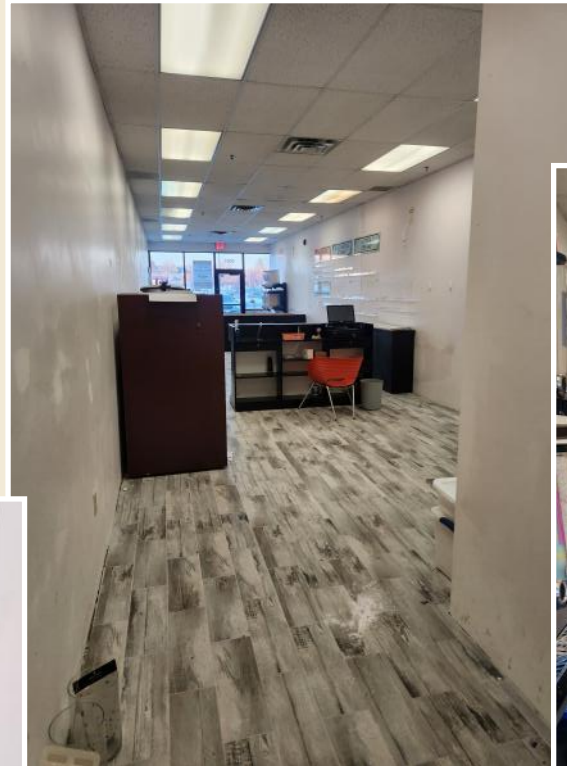


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## SUITE 9057 PHOTOS



Suite 9057

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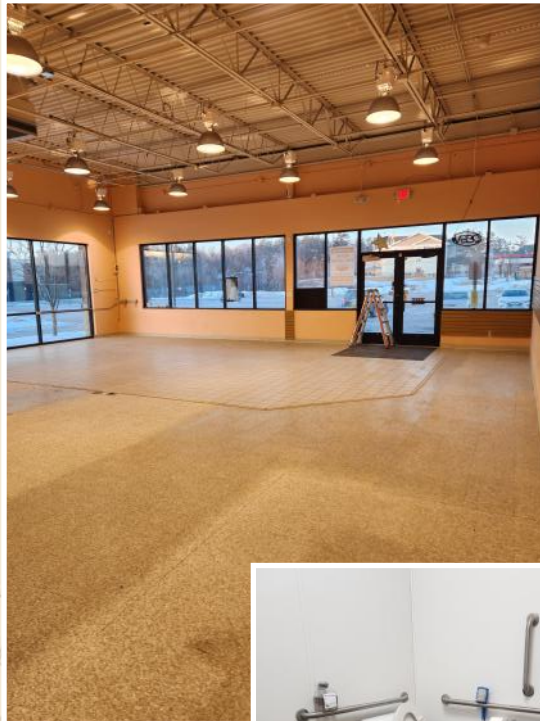


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## SUITE 9041 PHOTOS



Suite 9041

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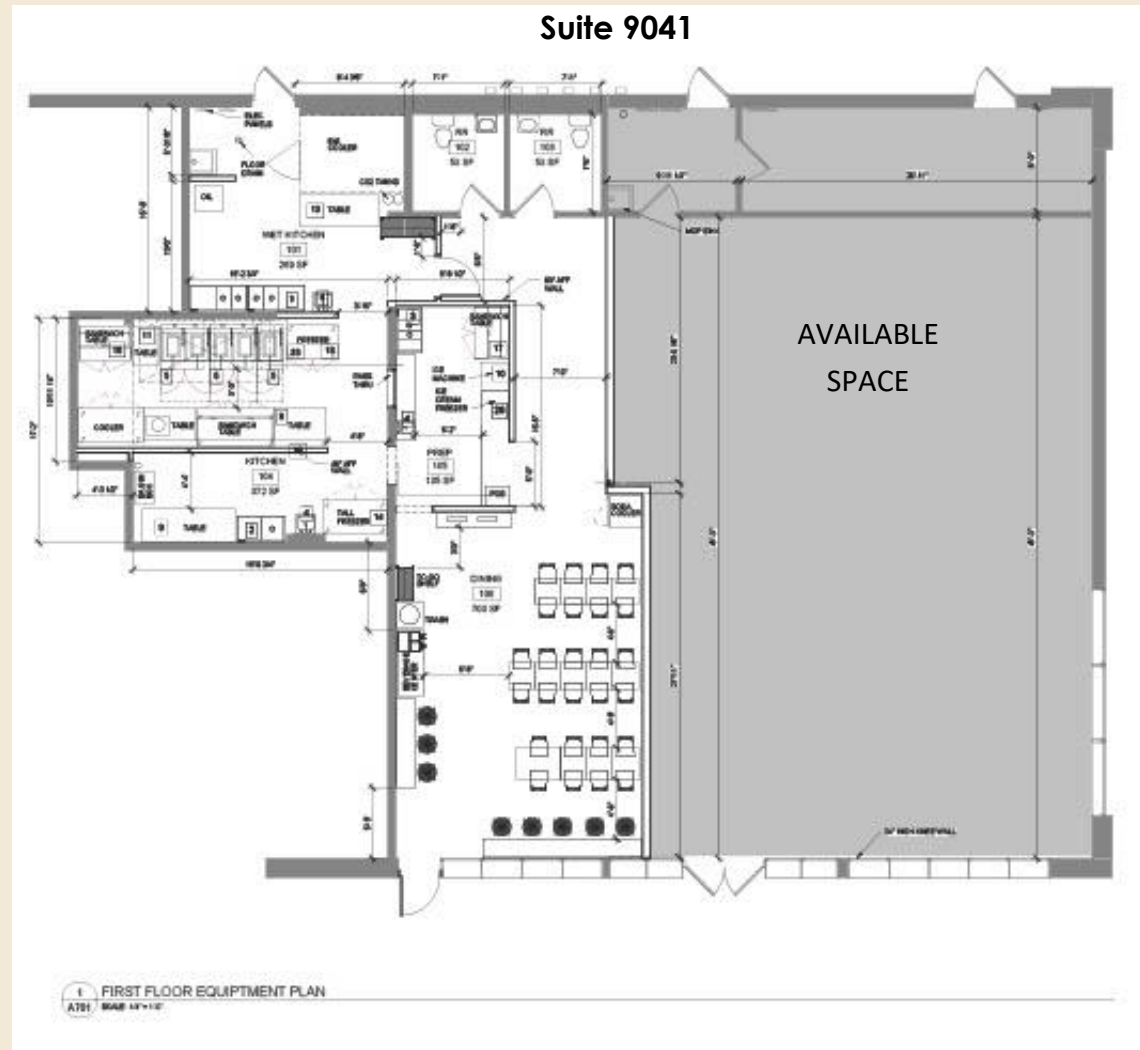
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# ARBOR POINTE COMMONS

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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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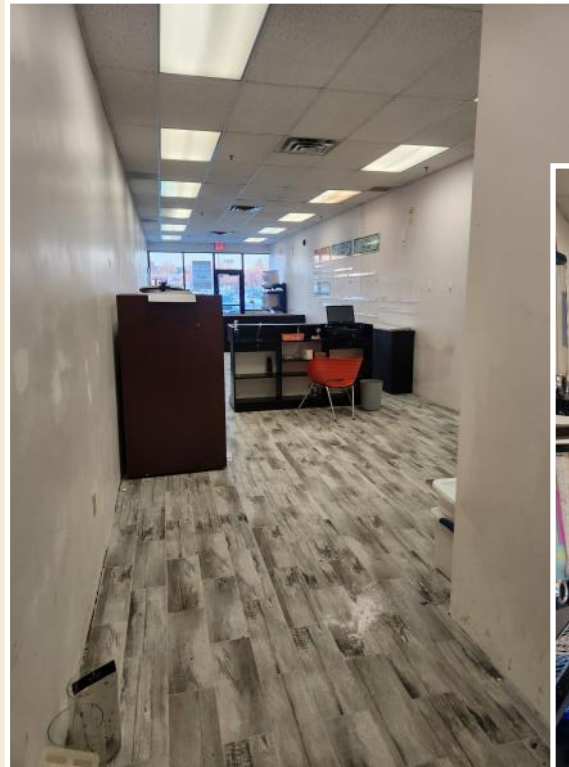
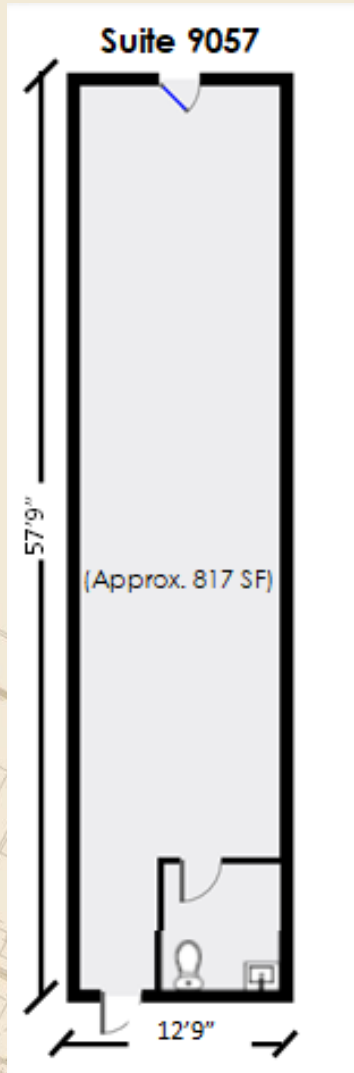


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# ARBOR POINTE COMMONS

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## FLOOR PLAN



(Approx. 817 SF)

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

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# ARBOR POINTE COMMONS

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AERIAL



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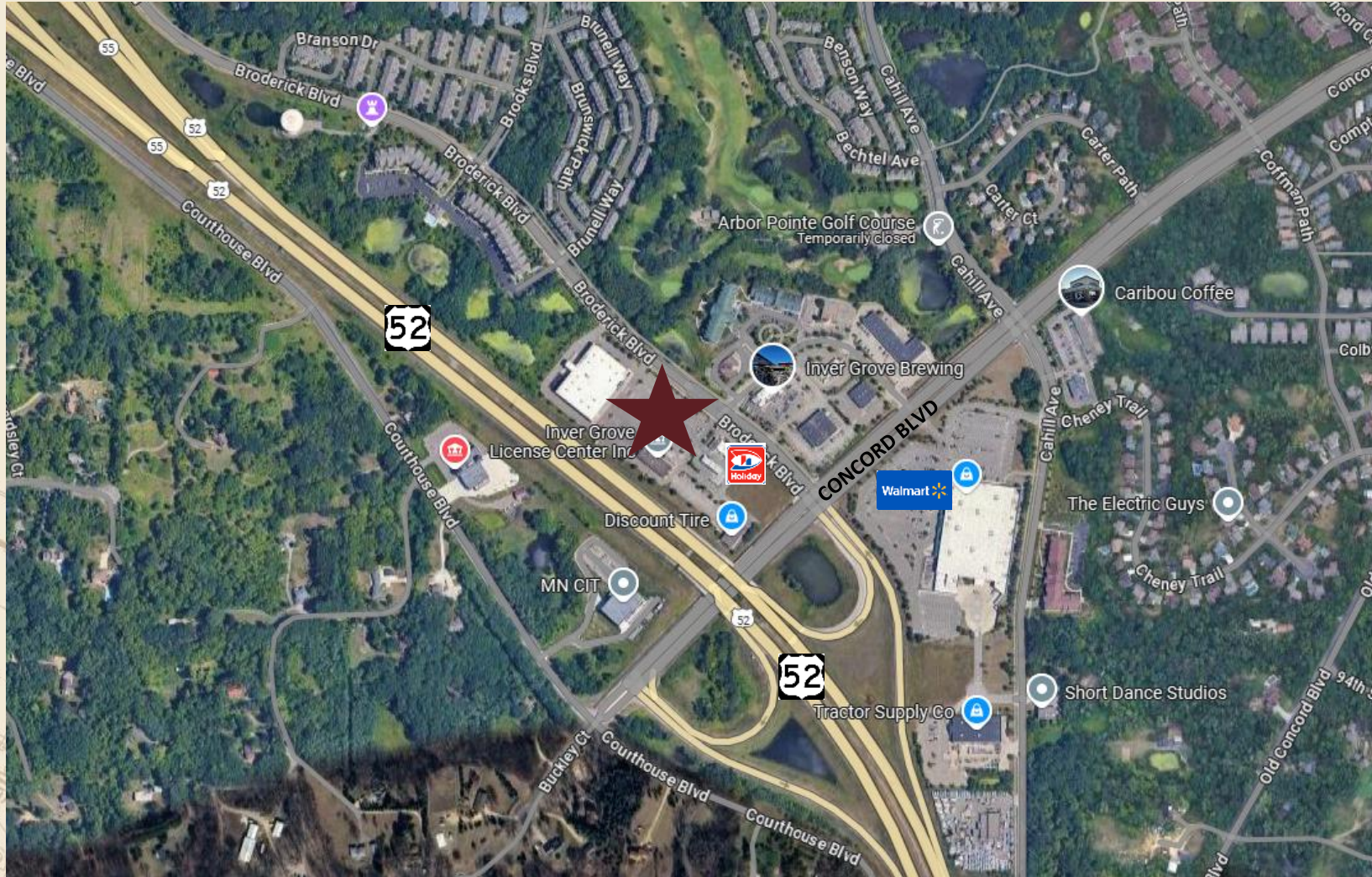
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# AREA MAP

# ARBOR POINTE COMMONS

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