

ARBOR POINTE
9070 - 9092 Buchanan Trail
Inver Grove Heights, MN 55076
For Lease

UPLAND
REAL ESTATE GROUP, INC.



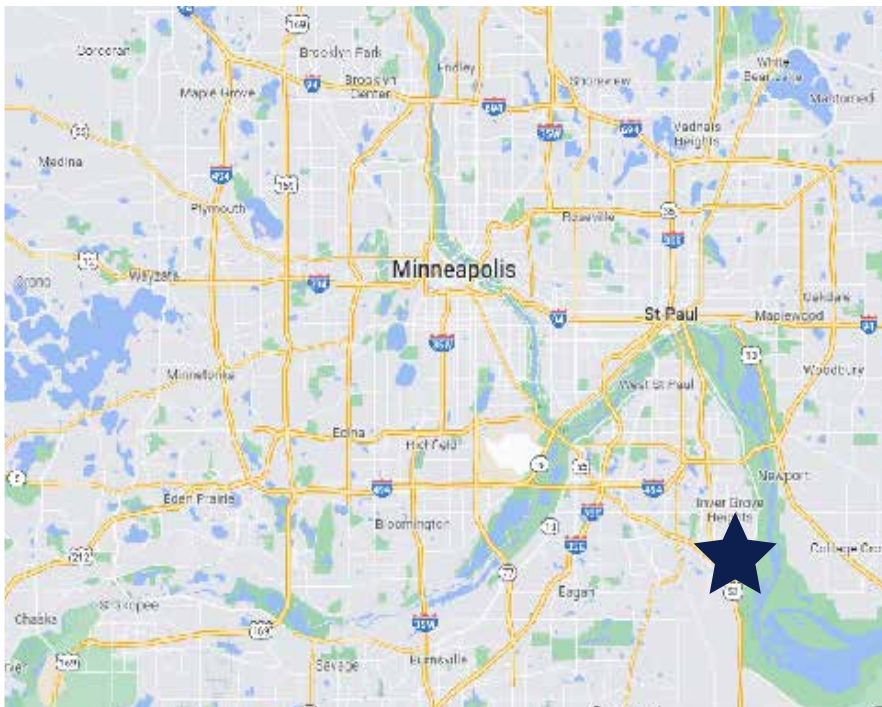
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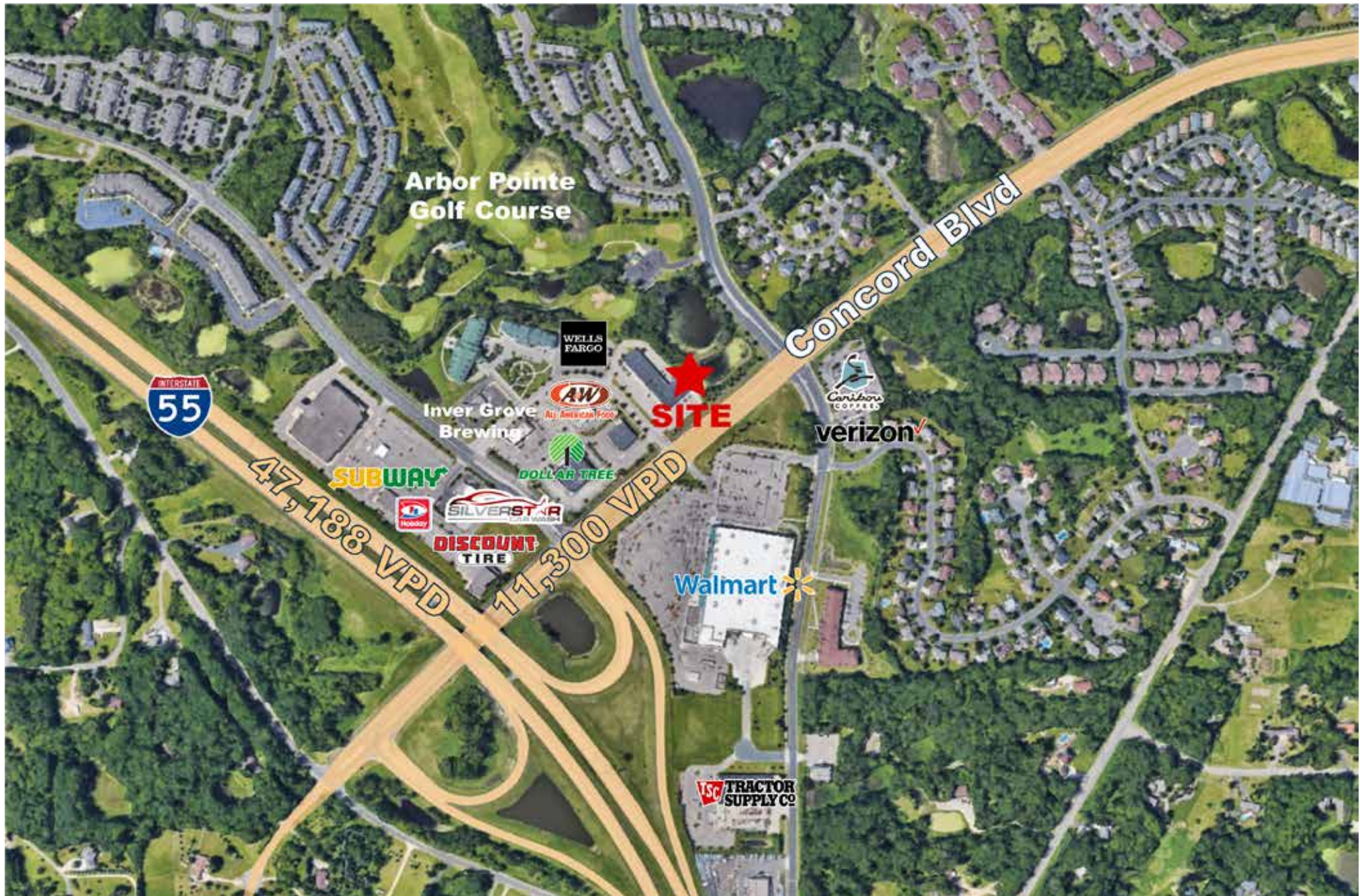
ADDRESS	9070 - 9092 Buchanan Trail
CITY, STATE	Inver Grove Heights, MN 55076
#9076	2,517 SF
#9078	1,889 SF
#9082	1,965 SF
#9092	1,741 SF (Leased but Available)
ASKING RENT	Negotiable
CAM / TAX 2026	\$7.05 PSF

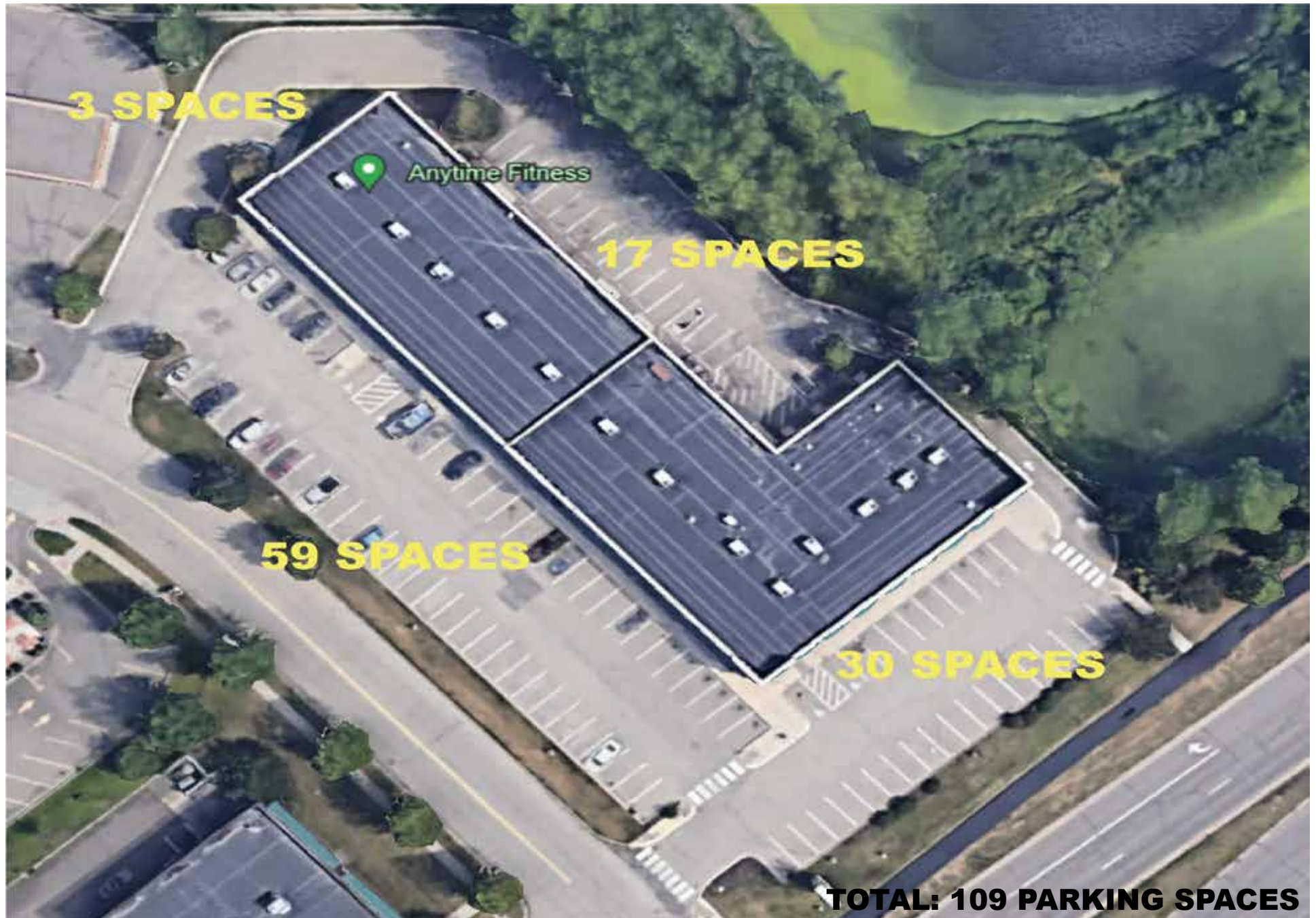


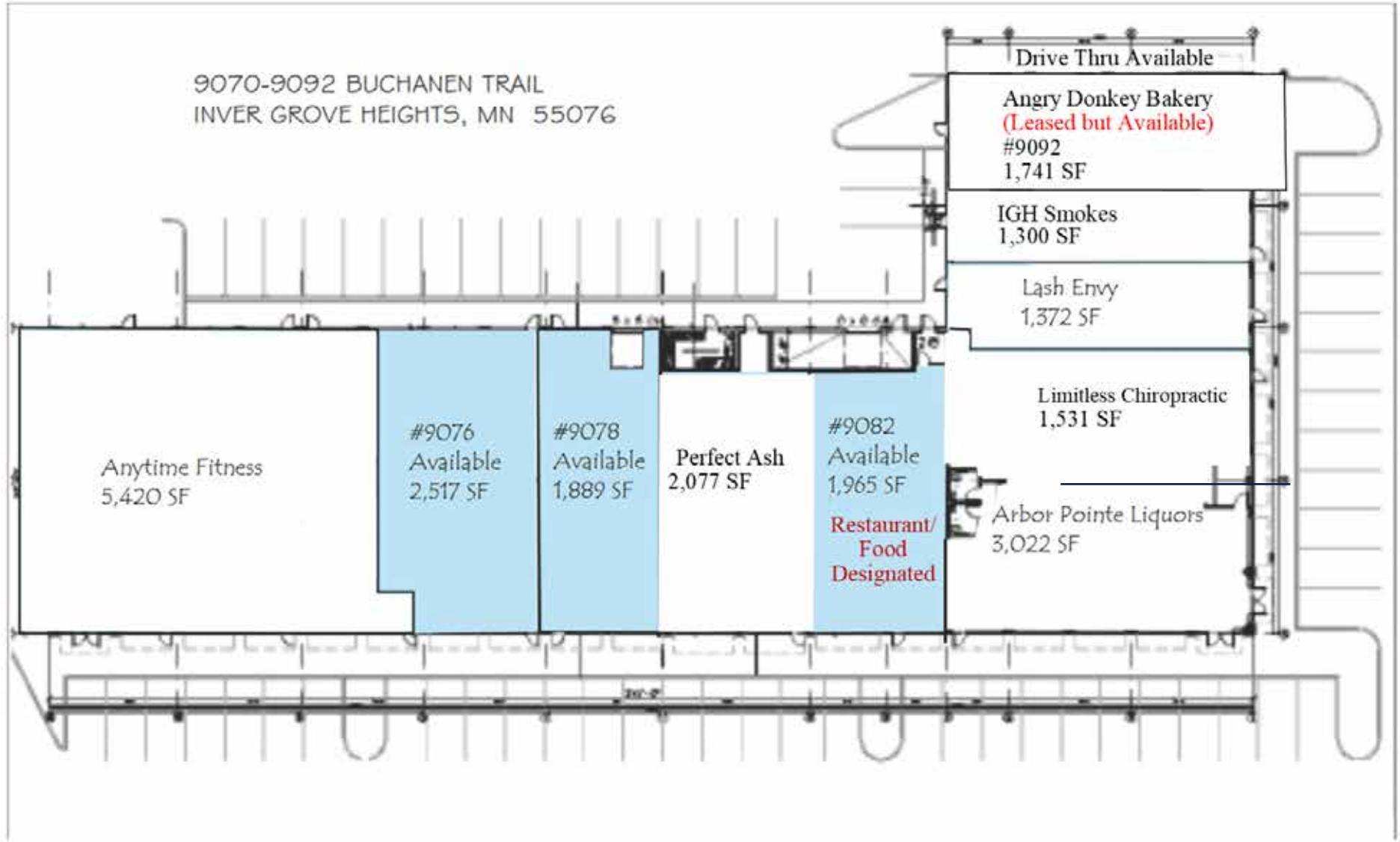
HIGHLIGHTS

- Nearby retailers include Walmart, Dollar Tree, Tractor Supply Co, Caribou Coffee, A&W, Inver Grove Brewing, and more.
- Co-tenants include Anytime Fitness, Lash Envy, Arbor Pointe Liquors, Angry Donkey Bakery, Tobacco Shop, Perfect Ash, and Limitless Chiropractic.
- Traffic counts on Concord Blvd average 11,300 vehicles per day while Highway 55 have 47,188 vehicles per day.
- Potential restaurant venting.

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,875	27,826	103,657
MEDIAN AGE	47.2	42.5	39.9
MEDIAN HH INCOME	\$124,234	\$106,714	\$107,407
AVERAGE HH INCOME	\$147,013	\$130,097	\$136,650









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