



CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
CERRON.com

### Property Highlights:

- ◆ Arbor Pointe Commons  
Retail Mall
- ◆ Three (3) Suites available  
for lease:
  - ◇ Suite 9057—817 SF
  - ◇ Suite 9049—1,240 SF
  - ◇ Suite 9041—3,320 SF
- ◆ \$18/SF Net Lease Rate
- ◆ \$9.98/SF CAM & Tax
- ◆ Just off of Hwy 55—join  
Subway at this great  
location

# ARBOR POINTE COMMONS

**9049-9061 BRODERICK BLVD., INVER GROVE HTS., MN 55076**

**FOR LEASE | RETAIL**



**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:

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**Craig Loudon**

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## SUMMARY

# ARBOR POINTE COMMONS

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## RENT SCHEDULE

| Year | Rent     | Lease Type |
|------|----------|------------|
| 1    | \$18/SF  | Net        |
| 2    | \$19/SF  | Net        |
| 3    | \$20/SF  | Net        |
| 4+   | +3%/year | Net        |

### 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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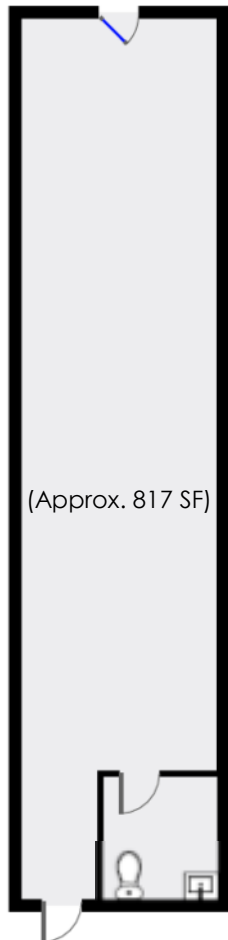
**craigl@cerron.com**

## FLOOR PLANS

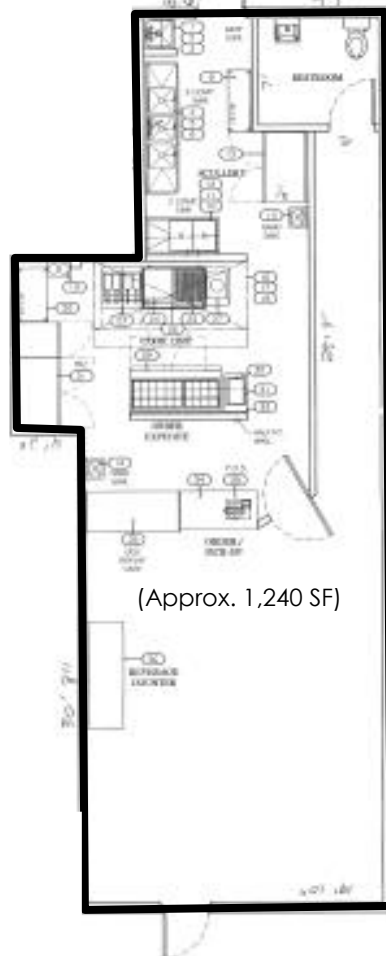
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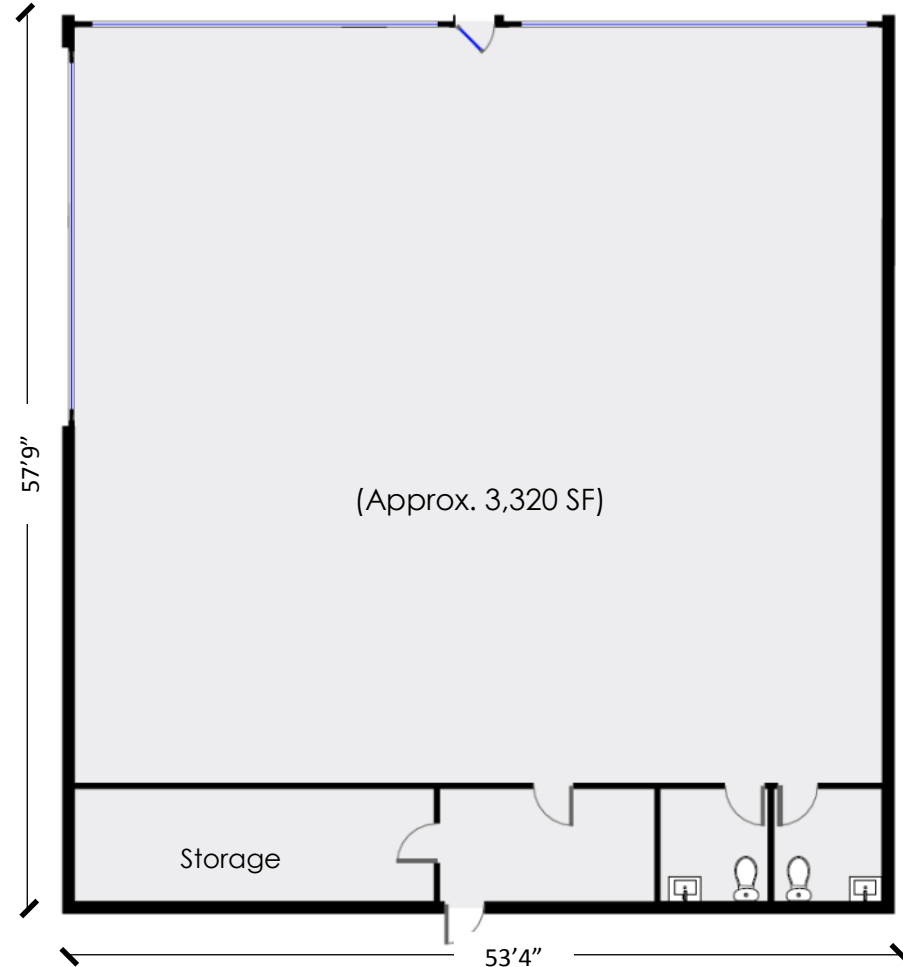
Suite 9057



Suite 9049



Suite 9041



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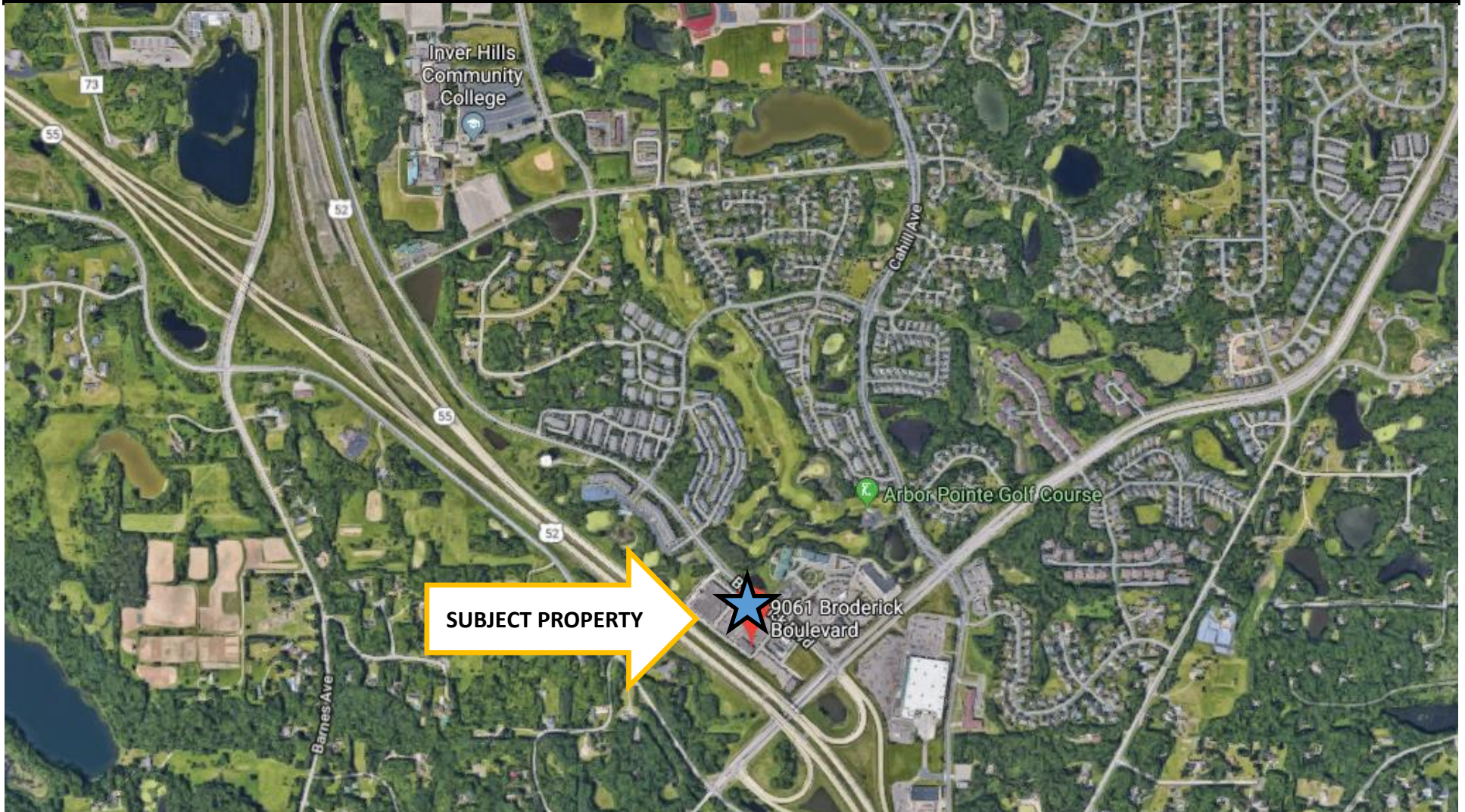
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## AREA MAP

# ARBOR POINTE COMMONS

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