



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

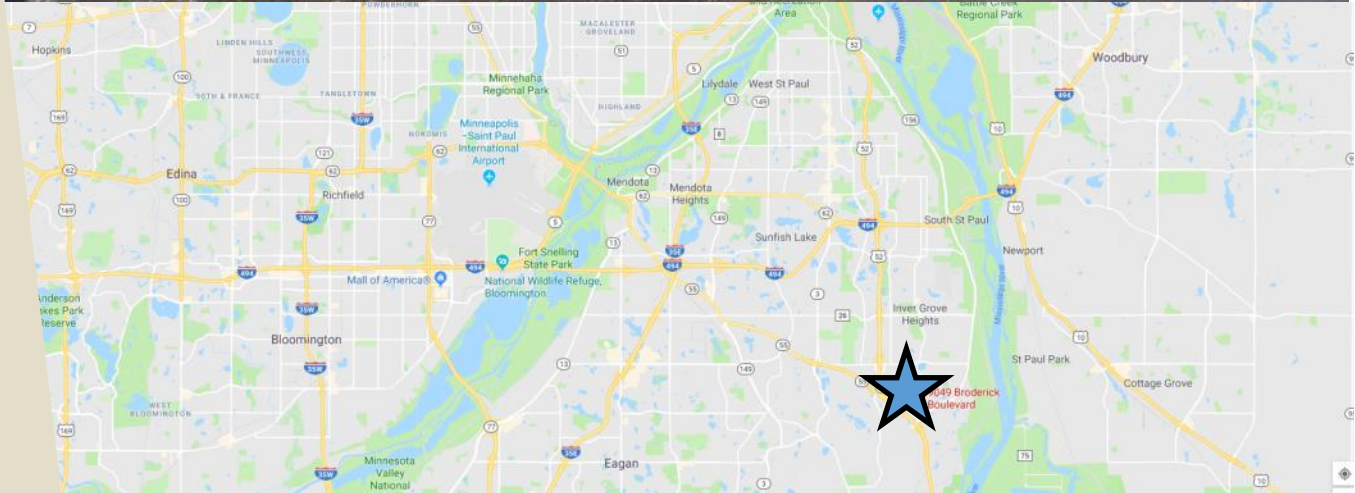
Property Highlights:

- ◆ 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:
Bruce Rydeen
952.469.9444
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SUMMARY

ARBOR POINTE COMMONS

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



Suite 9041



Suite 9057



Suite 9049

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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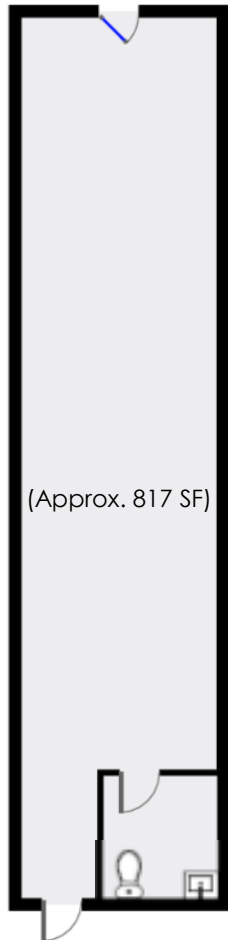
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FLOOR PLANS

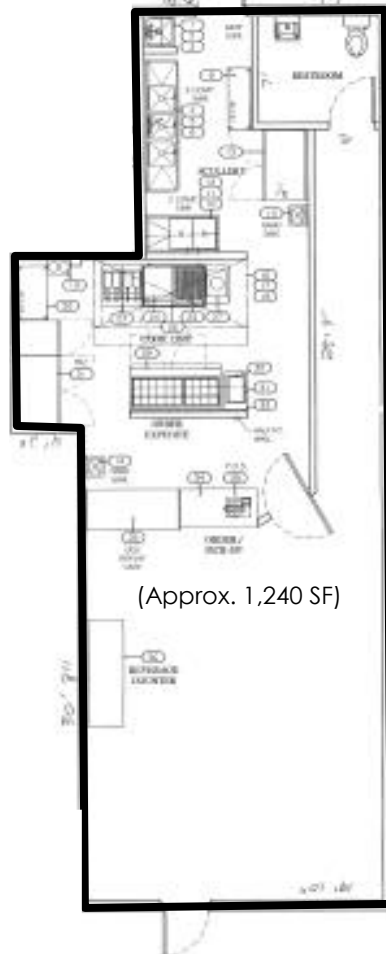
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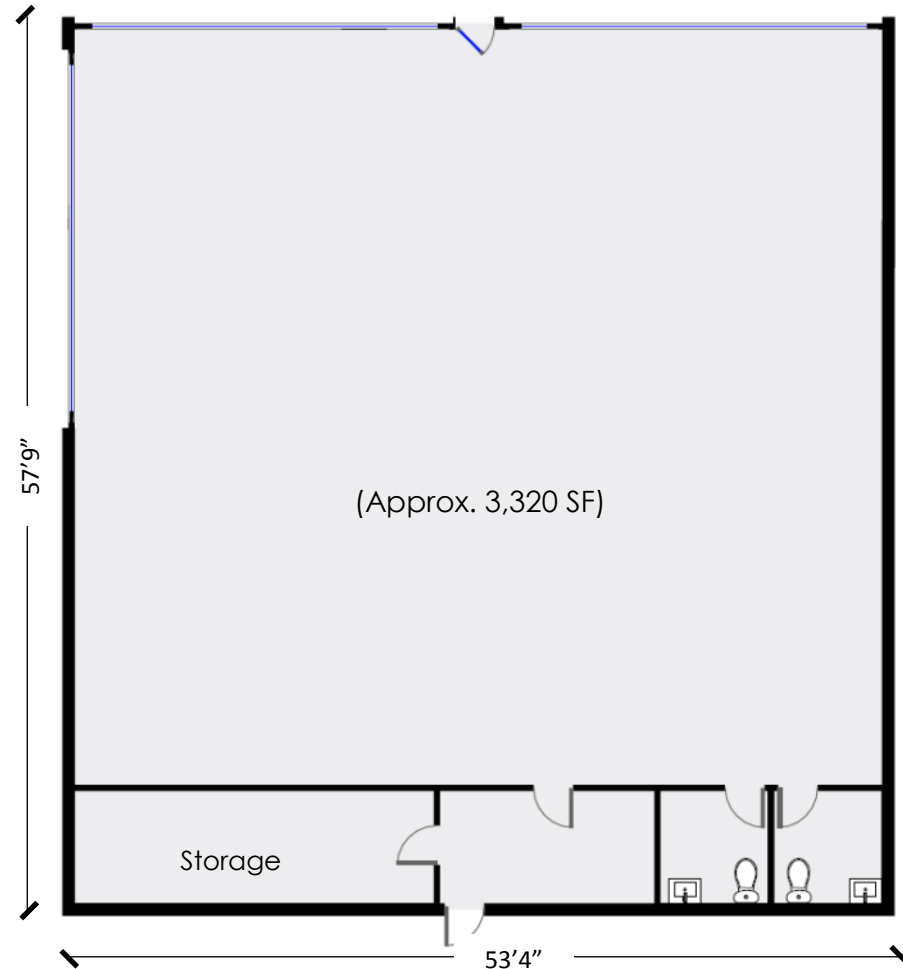
Suite 9057



Suite 9049



Suite 9041



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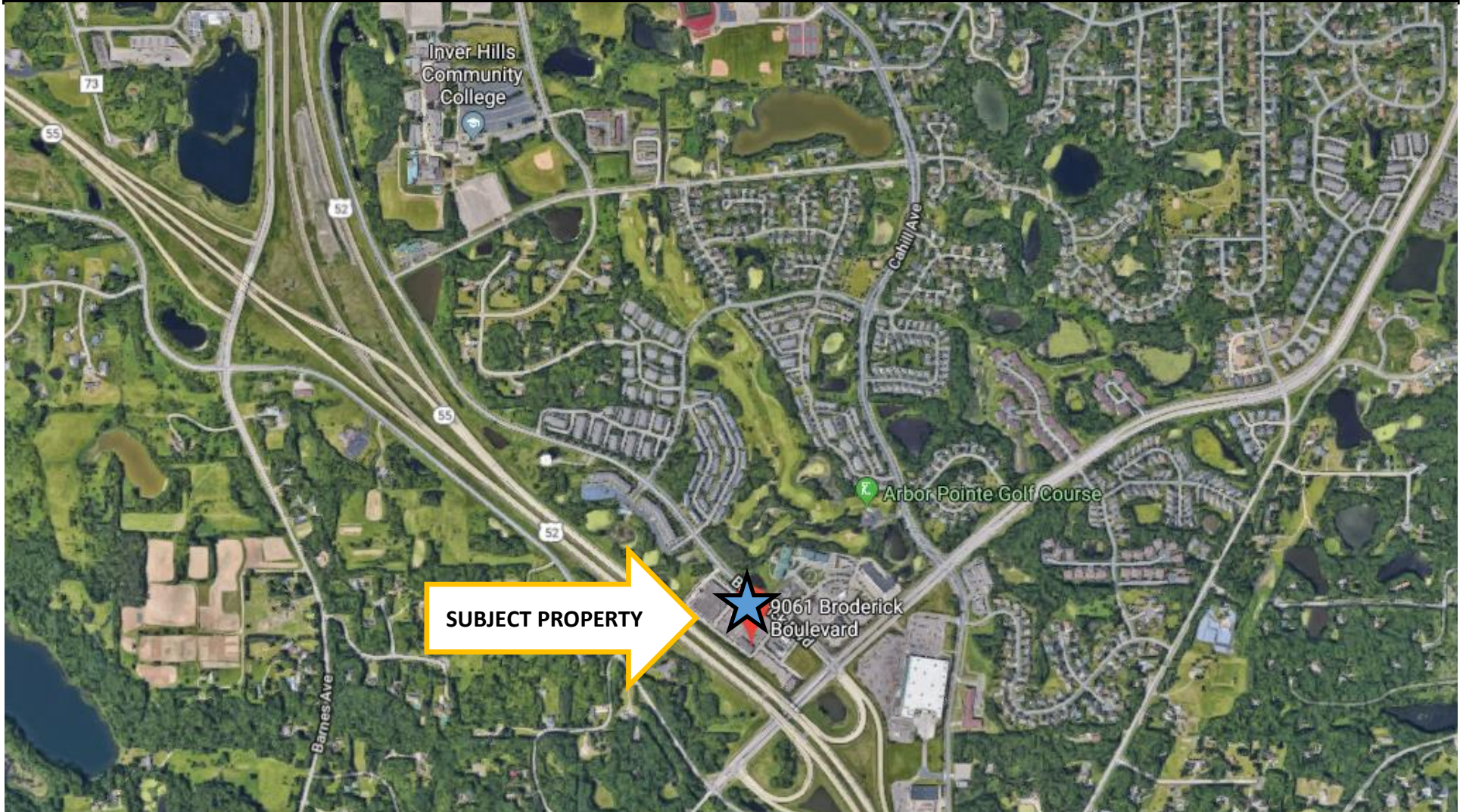


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AREA MAP

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