

# ARBOR POINTE COMMONS

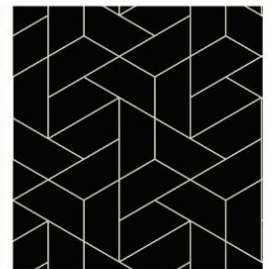
9041 & 9043 BRODERICK BLVD, INVER GROVE HEIGHTS, MN 55076



FOR LEASE | RETAIL



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN  
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# PROPERTY HIGHLIGHTS

## ARBOR POINTE COMMONS

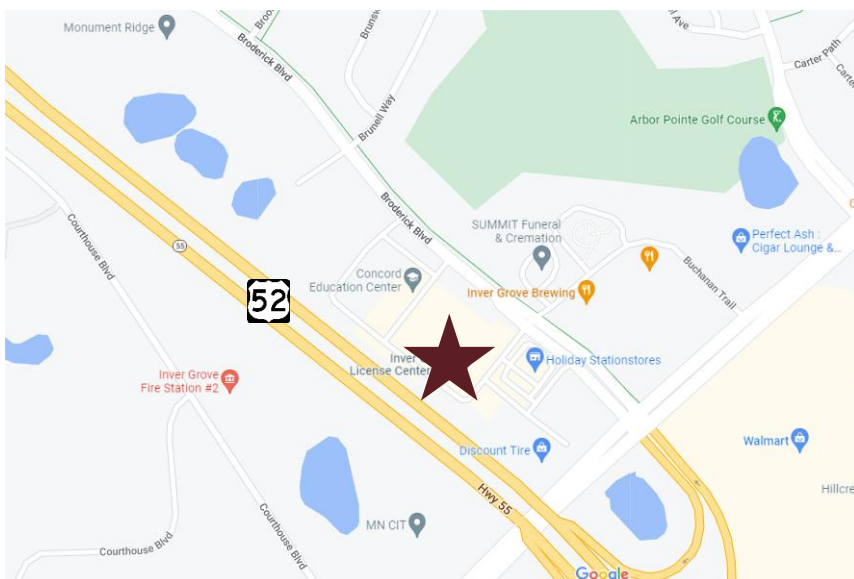
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### Location

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

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,  
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 612.363.2116  
 rockyr@cerron.com

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## EXECUTIVE SUMMARY

Arbor Pointe Commons presents a strong retail leasing opportunity in a well-trafficked corridor just off Highways 55 & 52, offering excellent visibility and convenient access for both local and commuter traffic. Positioned within a complementary retail cluster, the center benefits from steady consumer draw alongside established neighboring businesses and daily-use destinations.

Two suites are currently available, providing flexibility for a variety of retail, service, or food users. Suite 9041 ( $\pm 2,191$  SF) is a highly desirable end-cap space with the potential to accommodate a drive-thru configuration—ideal for quick-service or convenience-oriented concepts. Suite 9043 ( $\pm 1,976$  SF), a former restaurant space, offers a turnkey opportunity for food operators looking to capitalize on existing infrastructure and layout efficiencies.

The property features a competitive lease structure at \$17/SF Net with \$11/SF CAM and taxes, and utilities separately metered for tenant control. Ample on-site parking ensures ease of access for customers and staff, supporting high turnover and convenience.

Surrounded by national and regional traffic drivers including Walmart, Holiday Station, Inver Grove Brewing, and co-tenants such as Subway and the License Center, Arbor Pointe Commons is well-positioned to support sustained retail activity and business growth. This is an excellent opportunity for tenants seeking visibility, accessibility, and synergy within a proven retail environment.

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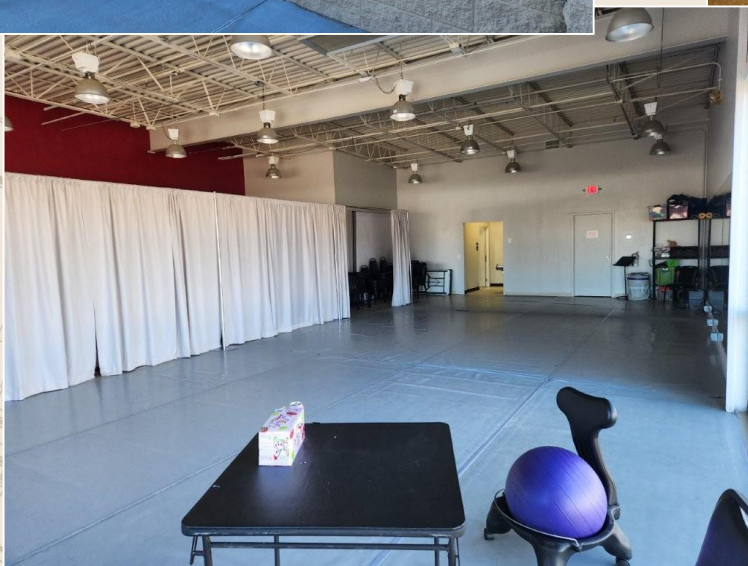


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# ARBOR POINTE COMMONS

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## SUITE 9041 PHOTOS



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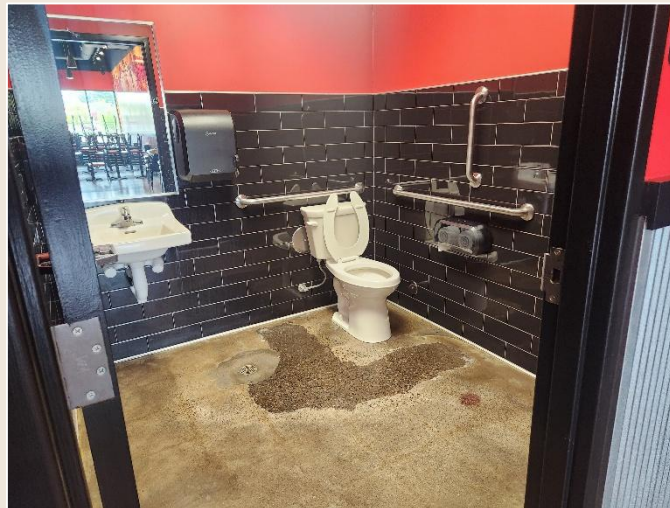


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# ARBOR POINTE COMMONS

## SUITE 9043 PHOTOS

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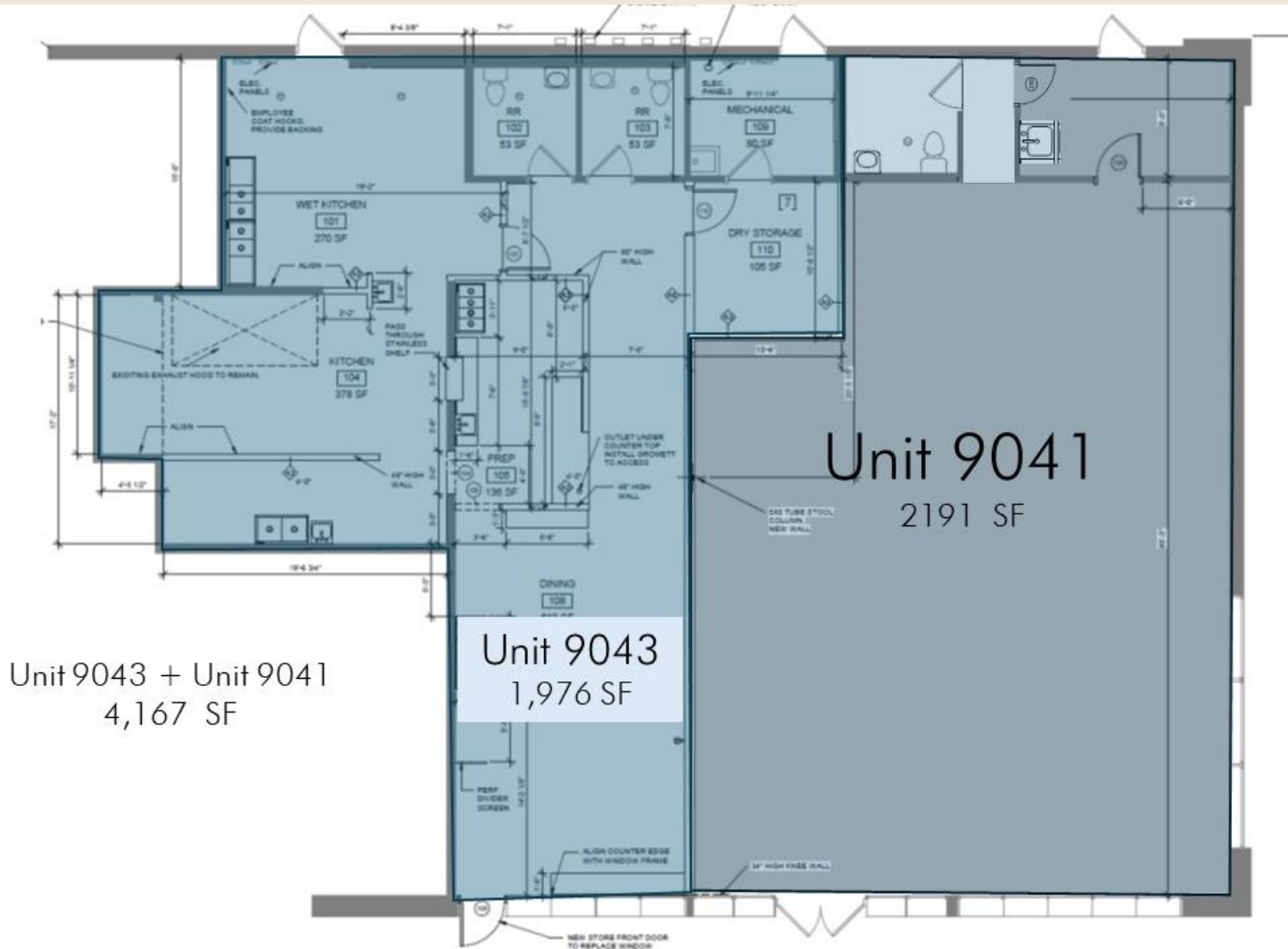


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## FLOOR PLAN



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# ARBOR POINTE COMMONS

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AERIAL



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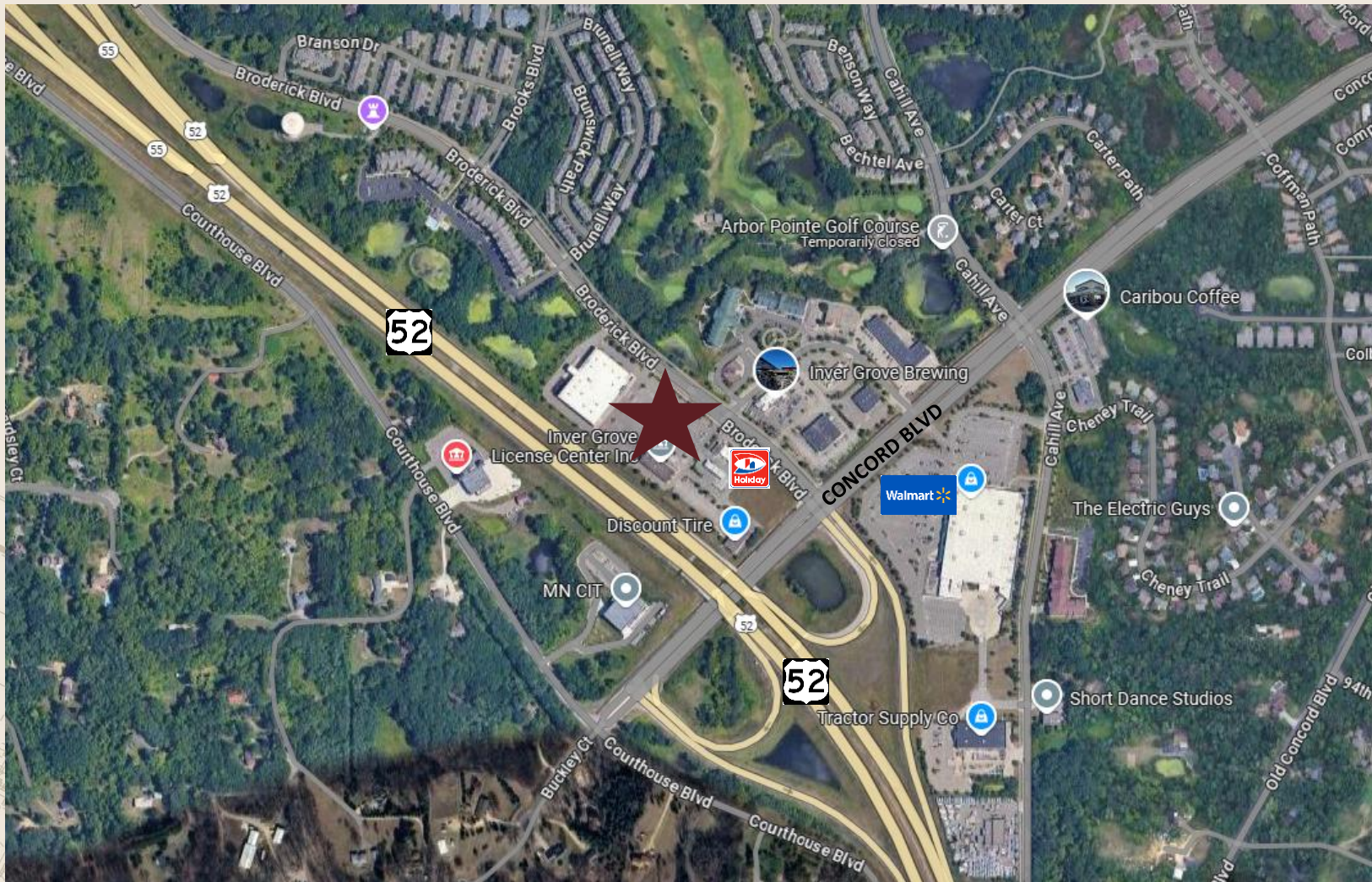


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## AREA MAP



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