

RETAIL FOR LEASE

Flexible retail space in Inver Grove Heights



**6508 Cahill Ave,
Inver Grove Heights, MN**

PROPERTY DETAILS

Available SF:	5,500 SF
Tenancy:	Multiple
Year Built:	2004
Lease Rate:	Call for Details
CAM/Taxes:	Approx. \$6.75/SF
Zoning:	Retail
Parking Ratio:	5.8/1000 SF



PROPERTY OVERVIEW

- Demisable
- High Traffic Area
- Natural Lighting
- Signage

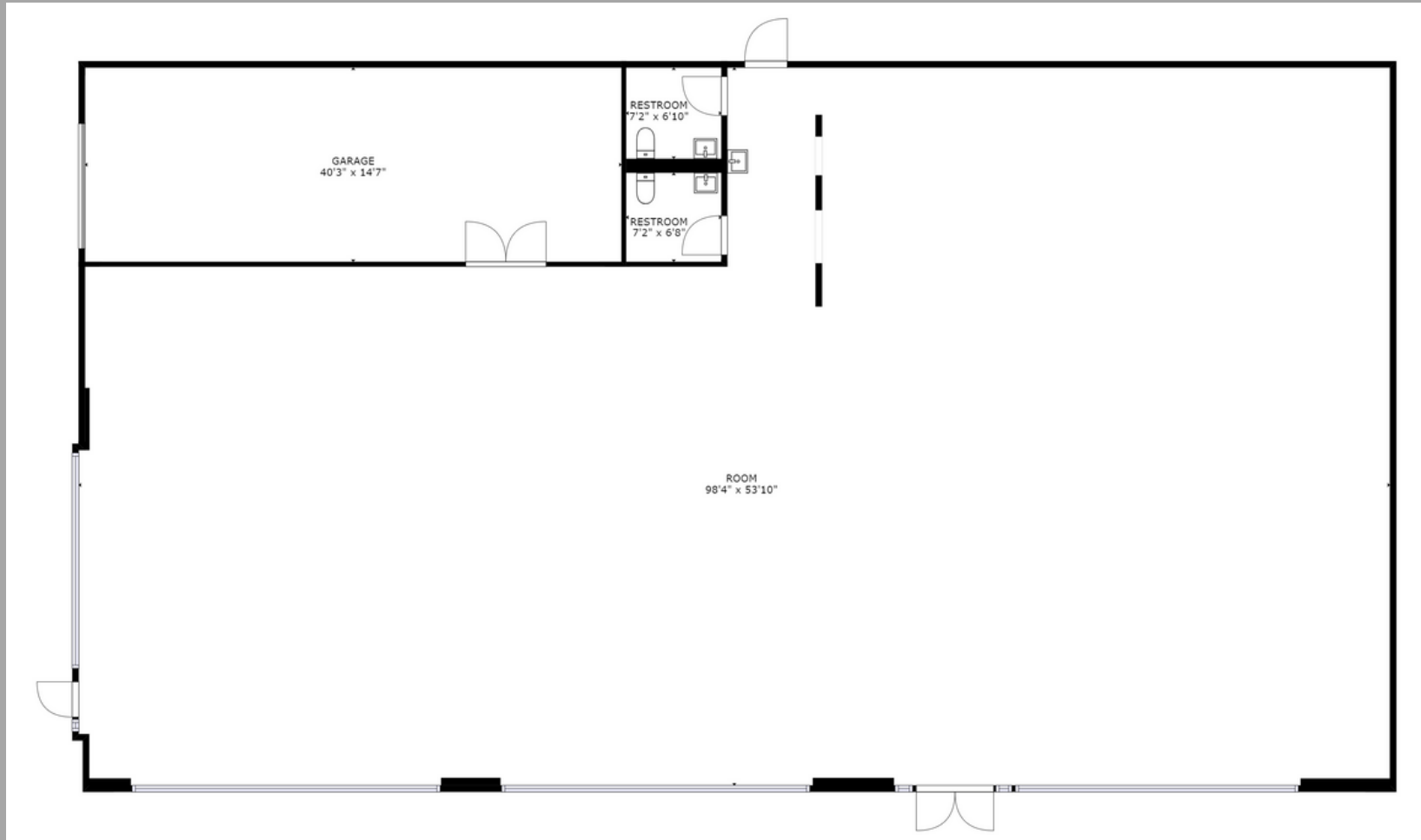
Nearby Tenants: Ace Hardware, Aldi, Bremer Bank

Located just south of 494 and east of Hwy 52

ADDITIONAL PHOTOS



AVAILABLE FLOOR PLAN



AERIAL MAP



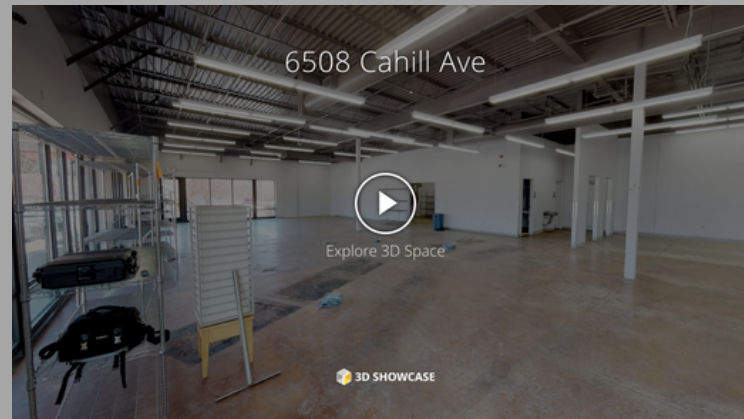
DEMOGRAPHICS

Demographics	1 Mi	3 Mi
Population	9,220	54,399
Households	3,838	22,342
Average Age	41.40	39.00
Median HH Income	\$67,132	\$60,017
Daytime Employees	3,646	25,115
Population Growth '18-'23	2.7%	3.0%
Household Growth '18-'23	2.7%	3.0%

Traffic		Traffic Vol	Year	Distance
Collection Street	Cross Street			
65th St E	Cahill Ave E W	3,750	2017	0.04 mi
65th St E	Cahill Ave E E	2,400	2017	0.06 mi
Carmen Ave E	65th St E N	3,000	2014	0.11 mi
Cahill Ave E	Upper 62nd St E N	8,421	2012	0.20 mi
Cahill Ave E	Buckley Way N	9,800	2017	0.22 mi

CONTACT US

To go on a virtual tour of this space, click this link:



For further information, contact our representative:

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