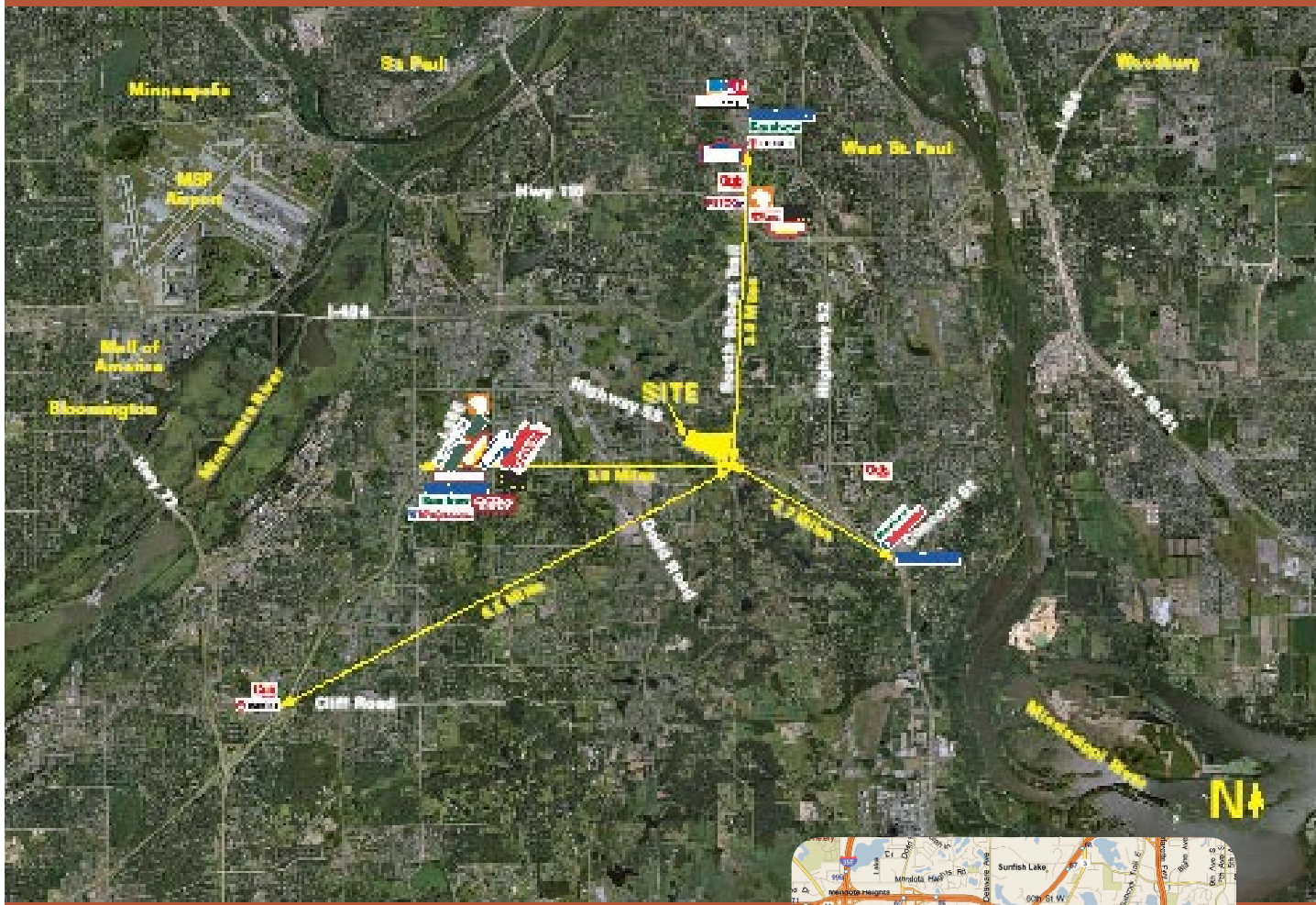
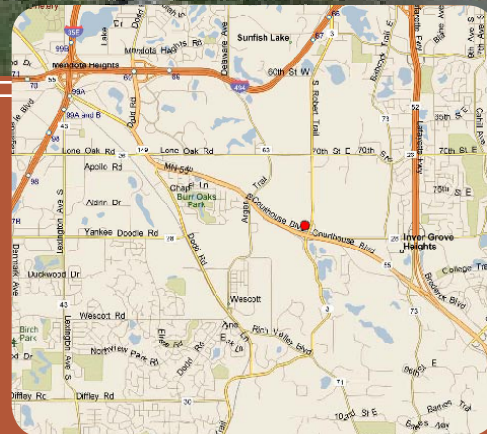


AERIAL



SITE MAP



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Argenta Hills



McGough

NAI WELSH



FOR LEASE OR SALE
Inver Grove Heights, MN

ARGENTA HILLS

Argenta Hills consists of over 410,000 square feet of retail space. This center is strategically located at the intersections of Highway 55 and South Robert Trail in Inver Grove Heights. Surrounded by 400 new homes, Argenta Hills will serve both new and existing residents, including over 100 townhomes, 70 single-family homes and apartment units.

INVER GROVE HEIGHTS

As a Star City, this developing community has much to offer, including an excellent transportation system with easy access to both downtown St. Paul and Minneapolis and the International Airport. There are open spaces for business to grow and a full range of housing opportunities. The City hosts high-caliber public schools including Inver Hills Community College.

SITE PLAN



SITE INFORMATION

Location NWQ of Hwy 55 & South Robert Trl, Inver Grove Heights
Description General Merchandise Retailer Anchored Shopping Center
Ground Breaking Fall 2007
Projected Opening Spring 2009
Center GLA 410,000 square feet
Zoning Regional Commercial

AVAILABLE

For Lease Up to 50,000 square feet Junior Anchor Space
 Up to 25,600 Small Shop, Restaurant and Bank Space

DEMOGRAPHICS

	1 mile	3 miles	5 miles	10 miles
Population	3,409	56,070	137,434	736,572
Average Household Income	\$63,629	\$70,708	\$73,475	\$71,806
Median Household Income	\$48,868	\$57,064	\$58,799	\$57,453
Daytime Population	2,977	37,158	108,102	502,717

**Source: Claritas 2007*

TRAFFIC COUNTS

Highway 55 19,200 cars per day
South Robert Trail 7,000 cars per day
Argenta 3,200 cars per day

**Source: Minnesota Department of Transportation 2005 Study Averages are per day total cars*

AREA RETAILERS

Wal-Mart, Walgreens, Rainbow Foods, Cub Foods

ELEVATIONS

