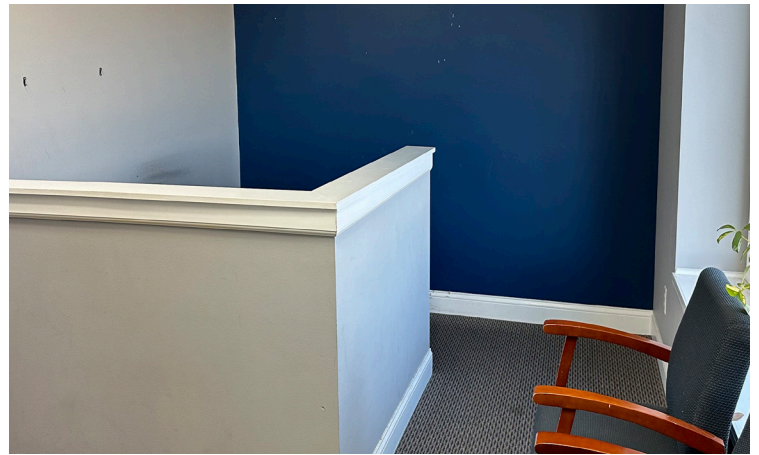


5810 Blackshire Path

Inver Grove Heights, MN 55076

1,344 Available SF



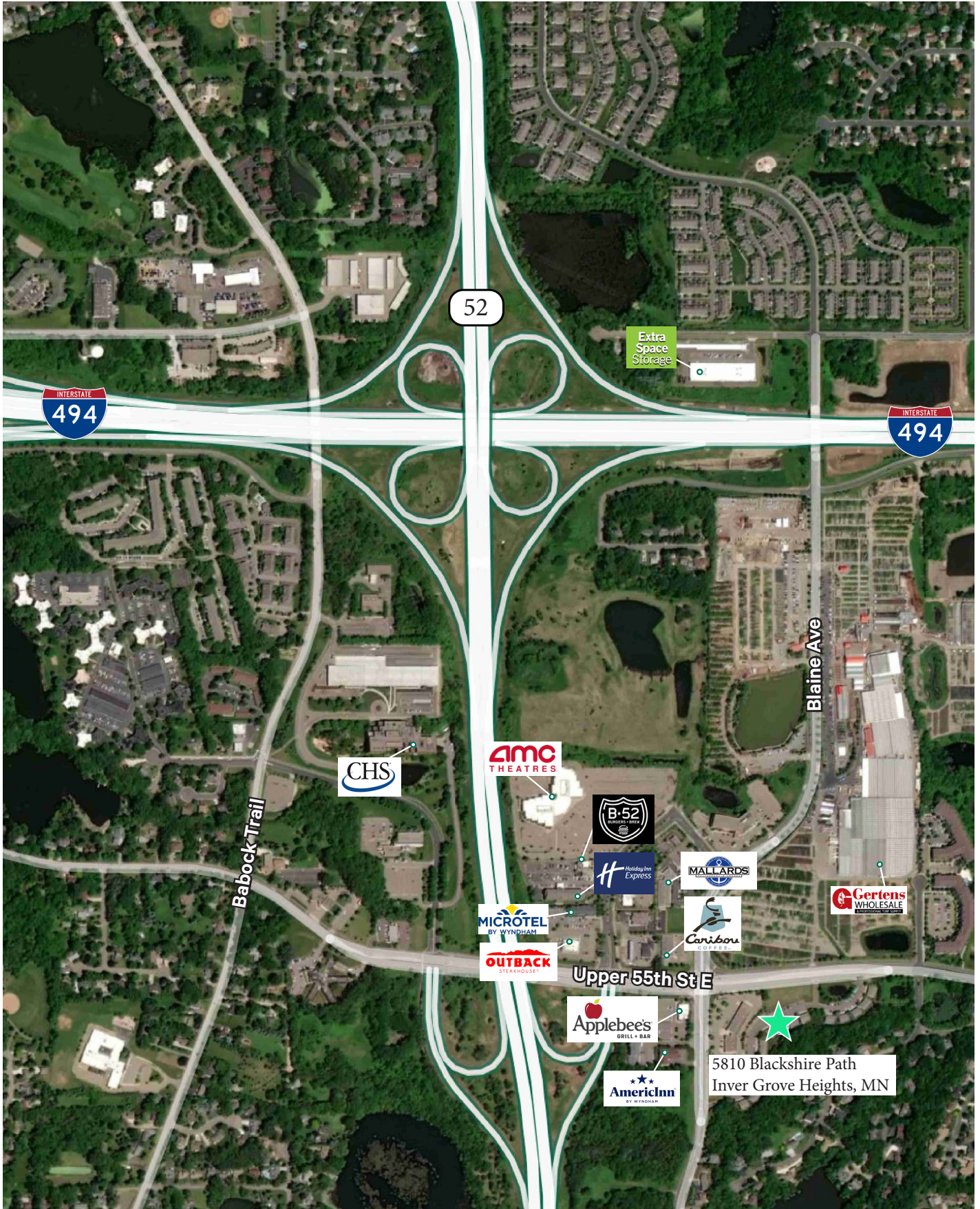


Property Overview

- + Immediate occupancy
- + Newer construction. 2001 built.
- + Market rents/Negotiable
- + \$16.00 net + \$6.00 tax/cam est '24.
- + Signage opportunities
- + Coop agents welcome
- + Not sprinklered
- + Utilities (gas/electric) are tenant's responsibility individually metered, as well as in suite cleaning
- + Neighboring tenants include Insurance, Legal, Financial Advisors, Professional Services, and Dental.
- + Move in condition
- + Security system in place
- + Space on lower level. Lower levels windowed. Main entrance is on the upper level (first floor).
- + Brick/Glass/Wood construction

Property Highlights

- + Local professional responsive ownership and management.
- + Near I-494/52 intersection. Quick and easy in and out. Next to Upper 55th Street and Blaine Avenue.
- + 3 Private Offices, Private restrooms in the suite
- + IT wiring in place
- + Lower level finished with exit next to private patio
- + Views of wooded area
- + Parking adjacent to suite
- + Walk to restaurants (Applebees, Caribou, Hotels), retailers, title, legal, business services, etc.
- + Near Sunfish Lake, Mendota Heights, West St. Paul

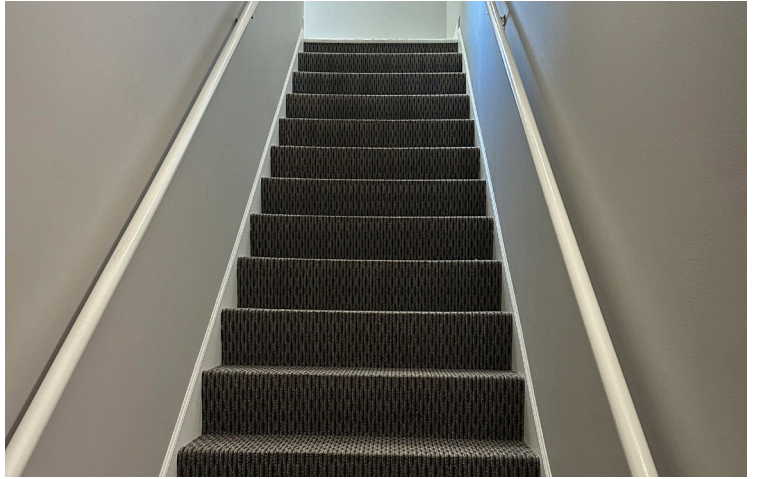


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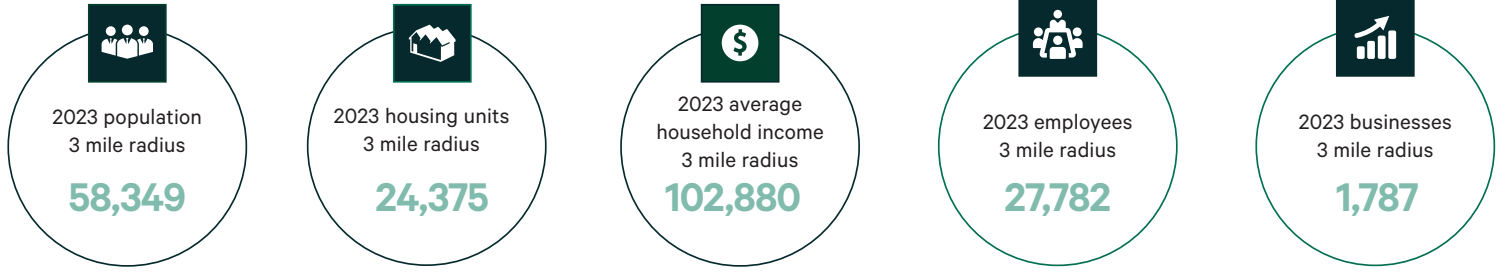
For Lease

Floor Plan

Property Images



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	9,365	58,349	137,901
2029 Population - Five Year Projection	9,337	58,945	140,588
2020 Population - Census	9,303	57,302	134,576
2010 Population - Census	9,360	54,622	127,466
2020-2024 Annual Population Growth Rate	0.16%	0.43%	0.58%
2024-2029 Annual Population Growth Rate	-0.06%	0.20%	0.39%
HOUSEHOLDS			
2024 Households - Current Year Estimate	4,058	24,375	54,602
2029 Households - Five Year Projection	4,081	24,811	55,964
2010 Households - Census	3,967	22,603	49,913
2020 Households - Census	4,020	23,817	53,192
	96.9%	96.4%	96.6%
2020-2024 Compound Annual Household Growth Rate	0.22%	0.55%	0.62%
2024-2029 Annual Household Growth Rate	0.11%	0.36%	0.49%
2024 Average Household Size	2.26	2.37	2.50
HOUSEHOLD INCOME			
2024 Average Household Income	\$105,811	\$102,880	\$122,082
2029 Average Household Income	\$120,687	\$117,289	\$138,914
2024 Median Household Income	\$78,248	\$79,007	\$90,557
2029 Median Household Income	\$87,603	\$87,407	\$102,529
2024 Per Capita Income	\$44,806	\$43,153	\$48,452
2029 Per Capita Income	\$51,488	\$49,555	\$55,424
HOUSING UNITS			
2024 Housing Units	4,170	25,541	56,888
2024 Vacant Housing Units	112	1,166	2,286
	2.7%	4.6%	4.0%
2024 Occupied Housing Units	4,058	24,375	54,602
	97.3%	95.4%	96.0%
2024 Owner Occupied Housing Units	2,385	15,535	37,628
	57.2%	60.8%	66.1%
2024 Renter Occupied Housing Units	1,673	8,840	16,974
	40.1%	34.6%	29.8%
EDUCATION			
2024 Population 25 and Over	6,603	41,077	95,794
HS and Associates Degrees	4,363	23,527	49,853
	66.1%	57.3%	52.0%
Bachelor's Degree or Higher	1,839	15,324	40,886
	27.9%	37.3%	42.7%
PLACE OF WORK			
2024 Businesses	270	1,787	3,807
2024 Employees	3,440	27,782	65,529



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