SIZE

69,000 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,248	40,644	112,556
Households	4,250	16,153	43,622
Median HH Income ($)	99,547	90,675	95,793

MAJOR TENANT(S)

Cub Foods
Great Clips
McDonald's

LEASING CONTACT

Andy Schneider
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aschneider@phillipsedison.com

MORE INFO

www.phillipsedison.com

LOCATION

7850 Cahill Avenue | Inver Grove Heights, MN 55076

PROPERTY HIGHLIGHTS

- Anchored by market leading grocer Cub Foods

- Located in desirable suburb of Minneapolis, also features Great Clips

- Situated at the intersection of 80th Street and Cahill Avenue

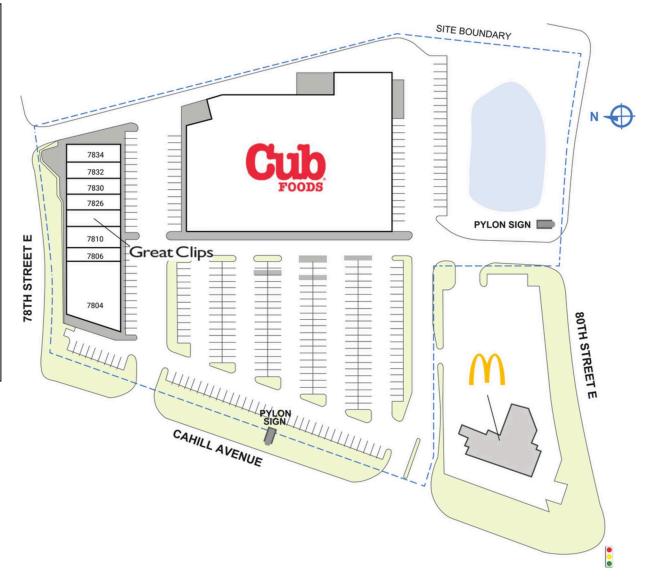- Population exceeds 40,600 within a three mile radius, with an average household income of approximately $109,800
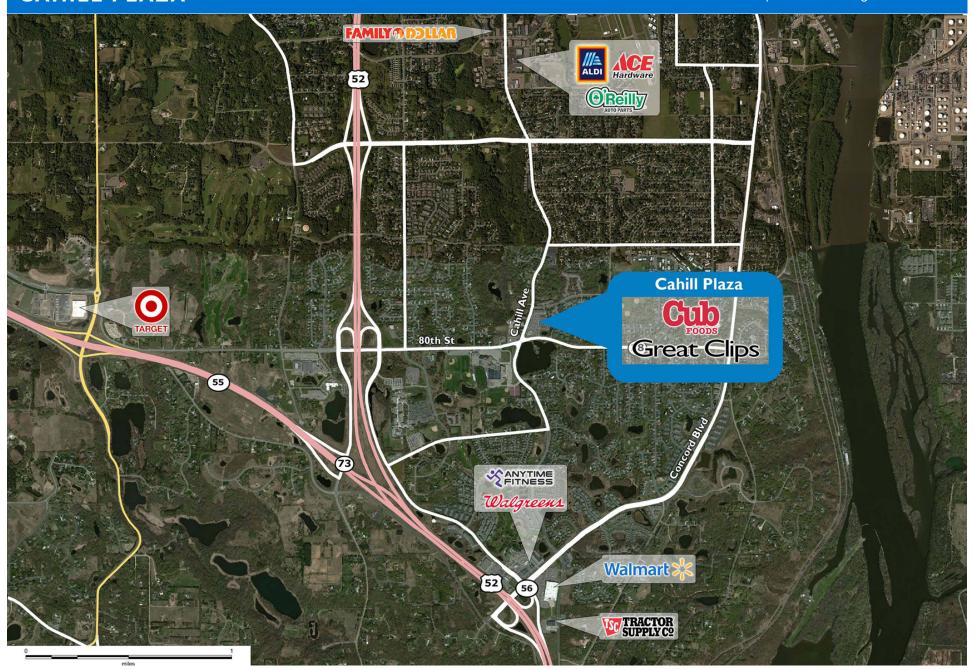

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CAHILL PLAZA

SPACE	TENANT	SQ. FT.
SHAD1	McDonald's	
7804	Cub Foods Liquor	6,165 SF
7806	Tobacco Store	1,246 SF
7810	Minnesota Orthodontics and Dentofacial Orthopedics	2,200 SF
7820	Great Clips	1,236 SF
7826	Smoothie & Nutrition Shop	1,282 SF
7830	J&A Nails	1,287 SF
7832	Advantage Life Chiropractic	1,507 SF
7834	Don Papi Chulo	2,060 SF
7850	Cub Foods	52,017 SF
TOTAL SQ. FT.		**69,000**

SITE LEGEND

- 🟧 Available
- 🟦 Leased (not occupied)
- ⬜ Site Boundary
- ⬜ Occupied
- ⬛ Owned by Others

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FAMILY DOLLAR

ALDI
ACE Hardware
O'Reilly AUTO PARTS

52

TARGET

Cahill Ave

Cahill Plaza
Cub FOODS
Great Clips

80th St

55

Concord Blvd

73

ANYTIME FITNESS
Walgreens

Walmart

52   56

TSC TRACTOR SUPPLY Co

0   1
miles

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval

Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 44.83533   Longitude: -93.041117

Cahill Plaza Inver Grover Heights, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,248	40,644	112,556
	2028 Projected Population	9,969	39,983	113,906
	2010 Census Population	10,276	37,842	102,360
	2000 Census Population	10,196	35,226	95,215
	1990 Census Population	7,699	29,398	76,592
	Historical Annual Growth 1990 to 2000	2.85%	1.82%	2.20%
	Historical Annual Growth 2000 to 2010	0.08%	0.72%	0.73%
	Estimated Annual Growth 2010 to2023	-0.02%	0.52%	0.69%
	Projected Annual Growth 2023 to 2028	-0.55%	-0.33%	0.24%
	Median Age	45.1	40.9	40.4
Households	Q4 2023 Estimated Households	4,250	16,153	43,622
	2028 Projected Households	4,133	15,879	44,068
	2010 Census Households	4,088	15,055	39,320
	2000 Census Households	3,786	13,306	35,492
	1990 Census Households	2,458	10,263	27,670
	Historical Annual Growth 1990 to 2000	4.41%	2.63%	2.52%
	Historical Annual Growth 2000 to 2010	0.77%	1.24%	1.03%
	Estimated Annual Growth 2010 to 2023	0.28%	0.51%	0.76%
	Projected Annual Growth 2023 to 2028	-0.56%	-0.34%	0.20%
	Population per Household	2.40	2.49	2.56
Population by Race	White	79.8%	72.8%	73.8%
	Black or African American	3.2%	5.5%	5.6%
	Asian & Pacific Islander	2.8%	4.5%	5.3%
	Other Races	4.2%	4.8%	4.8%
	Hispanic Population	10.0%	12.5%	10.5%
Income	Average Household Income	$110,630	$109,862	$119,498
	Median Household Income	$99,547	$90,675	$95,793
	Per Capita Income	$45,994	$44,102	$46,647
Education (Age 25+)	Elementary	1.0%	2.1%	1.6%
	Some High School	3.5%	4.2%	3.5%
	High School Graduate	24.7%	26.9%	22.3%
	Some College	19.6%	20.2%	19.4%
	Associates Degree Only	9.2%	11.7%	11.3%
	Bachelors Degree Only	29.0%	24.6%	28.2%
	Graduate Degree	13.0%	10.3%	13.6%
Business	Number of Businesses	117	751	2,530
	Total Number of Employees	1,221	8,926	38,022
	Employees per Business	10.43	11.88	15.03
	Residential Population per Business	87.51	54.11	44.49