

7855 Cahill Avenue E Land Site

Cahill Avenue E & 80th Street E | Inver Grove Heights MN 55076

3.81 Acres
Inver Grove Heights



HJ Development is pleased to present a prime 3.81-acre land opportunity in Inver Grove Heights, Minnesota. Strategically located just north of the high-traffic intersection of Cahill Avenue East and 80th Street East, directly across from Cub Foods, this site offers strong exposure, convenient access, and excellent potential for a variety of uses.

The property is currently zoned R-3C (High Density Residential) and has a Guided Land Use of MDR (Medium Density Residential), but has potential to rezone to Neighborhood Commercial.

For additional information please contact us directly.

Now Available

3.81-Acres

- Sale or Ground Lease •
- Currently Zoned R-3C •
- Potential Rezoning to Commercial •
- PID # 20-43200-00-10 •
- Negotiable Price/Rates •

Excellent Location

- In Close Proximity to Multiple •
- Retail & Housing Developments

Demographics

	1 - Mile	3 - Miles	5 - Miles
 Population	4,509	23,490	57,558
 Daytime Population	2,445	12,685	30,693
 Households	5,498	14,664	32,301
 Average HH Income	\$79,068	\$80,992	\$78,567

DATA SOURCE: Moody's (2023)

Leasing Info

Bruce Hoberman

(612) 599-4931

bhoberman@hjdevelopment.com

hjdevelopment.com

HJ hj development

7855 Cahill Avenue E Land Site

Cahill Avenue E & 80th Street E | Inver Grove Heights MN 55076



hj development

2655 Cheshire Lane North • Plymouth • MN • 55447 • hjdevelopment.com