

# FOR LEASE

# APPLE VALLEY RETAIL

7394 153rd Street W | Apple Valley, MN | 55124



Available For Lease

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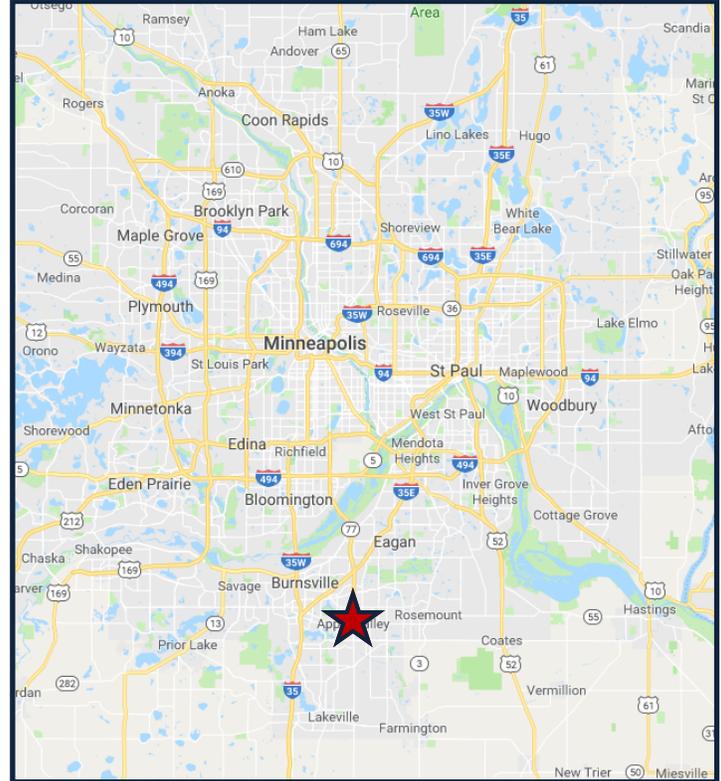
# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	7394 153rd St W
<b>CITY, STATE</b>	Apple Valley, MN
<b>BUILDING SIZE</b>	7,129 SF
<b>YEAR BUILT</b>	2013
<b>SPACE AVAILABLE</b>	1,544 SF
<b>ASKING RENT</b>	\$31.66
<b>CAM &amp; TAX 2019</b>	\$9.30 PSF
<b>PARKING</b>	50

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	13,302	86,623	188,702
<b>DAYTIME POPULATION</b>	12,316	22,104	66,510
<b>MEDIAN HH INCOME</b>	\$66,142	\$87,743	\$84,384
<b>AVERAGE HH INCOME</b>	\$77,169	\$107,567	\$105,414
<b>MEDIAN AGE</b>	35.8	37.3	37.3



## NEARBY TENANTS

- Smashburger
- Sports Clips
- Cub Foods
- Target
- Chick Fil A

## TRAFFIC COUNTS

<b>153RD ST W</b>	11,000 VPD
<b>CEDAR AVE</b>	34,500 VPD

## COMMENTS

- Visible to Cedar Ave, the main thoroughfare road of Apple Valley
- Couched between major retail tenants like Cub Foods and Target



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# MARKET AERIAL



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