

UPLAND
REAL ESTATE GROUP, INC.

Smashburger

FORMER RESTAURANT
Apple Valley, MN
For Lease

CONFIDENTIAL LISTING
DO NOT CONTACT EMPLOYEES

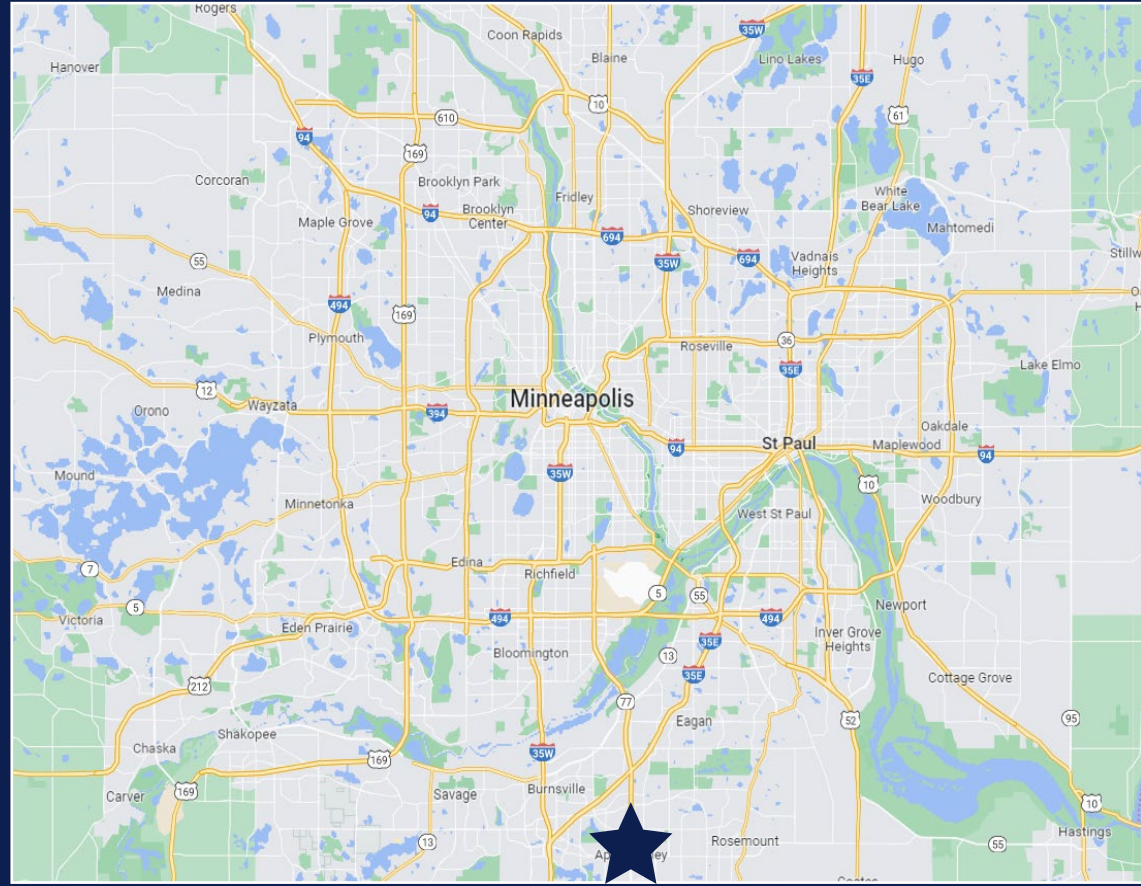
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*Look Upland. Where
Properties & People Unite!*

ADDRESS	7394 153rd St W, Suite 100
CITY, STATE	Apple Valley, MN
SPACE AVAILABLE	2,500 SF Endcap W/ Patio
LEASE RATE	\$32.50 PSF Net
CAM & TAXES	\$14.62 PSF
YEAR BUILT	2013
COUNTY	Dakota
PARKING	55 Surface Stalls

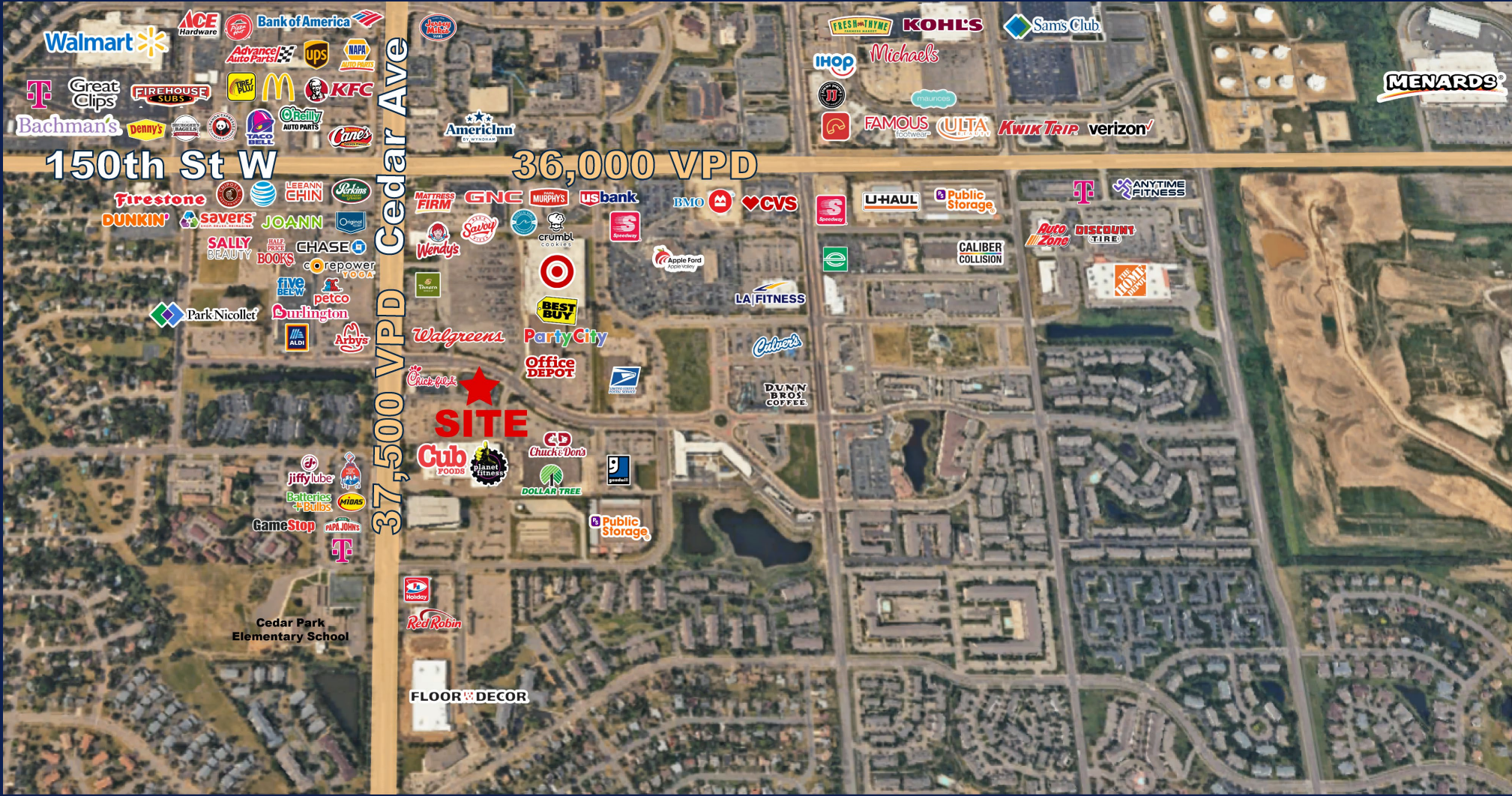


HIGHLIGHTS

- Excellent demographics with 5 mile population of 209,676 and average household income of \$130,682
- Outlot to Cub Foods, Chuck & Don's, Dollar Tree, and Goodwill
- Traffic counts in front of property is 11,400 vehicles per day

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	15,304	97,430	209,676
MEDIAN AGE	37.5	38.3	38.1
MEDIAN HH INCOME	\$76,646	\$104,143	\$101,944
AVERAGE HH INCOME	\$94,805	\$133,916	\$130,682









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