

FOR LEASE

APPLE VALLEY TRANSIT

15465 Cedar Avenue | Apple Valley, MN | 55124



1,173-1,839 SF Available For Lease

Zach Stensland

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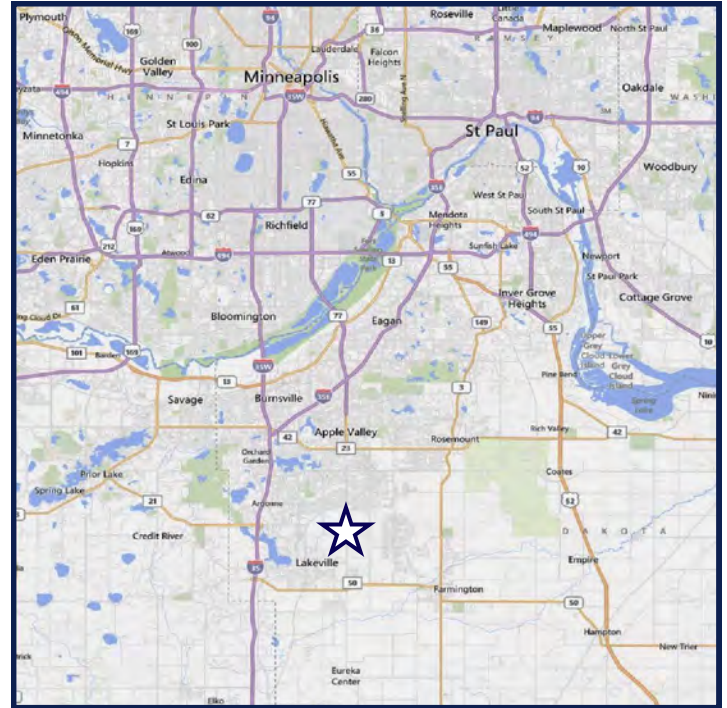
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	15465 Cedar Avenue
CITY, STATE	Apple Valley, MN
BUILDING SIZE	16,470 SF
LOT SIZE	0.76 Acres
SPACE 1	1,839 SF
SPACE 2	1,173 SF
ASKING RENT	Market
CAM & TAXES	\$7.00 PSF
PARKING/ RATIO	110/ 15.17
SIGNAGE	Pylon
ZONING	Retail
COUNTY/ MARKET	Dakota/ Southeast



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	13,933	86,238	183,783
DAYTIME POPULATION	11,207	21,032	71,740
MEDIAN HH INCOME	\$69,218	\$85,903	\$82,672
AVERAGE HH INCOME	\$80,187	\$106,227	\$103,881
MEDIAN AGE	35.2	37.2	37.1

TENANTS

- Papa John's
- Game Stop
- Umami Bowl
- Metro PCS
- Hi Nails
- The Fan Man & Lighting



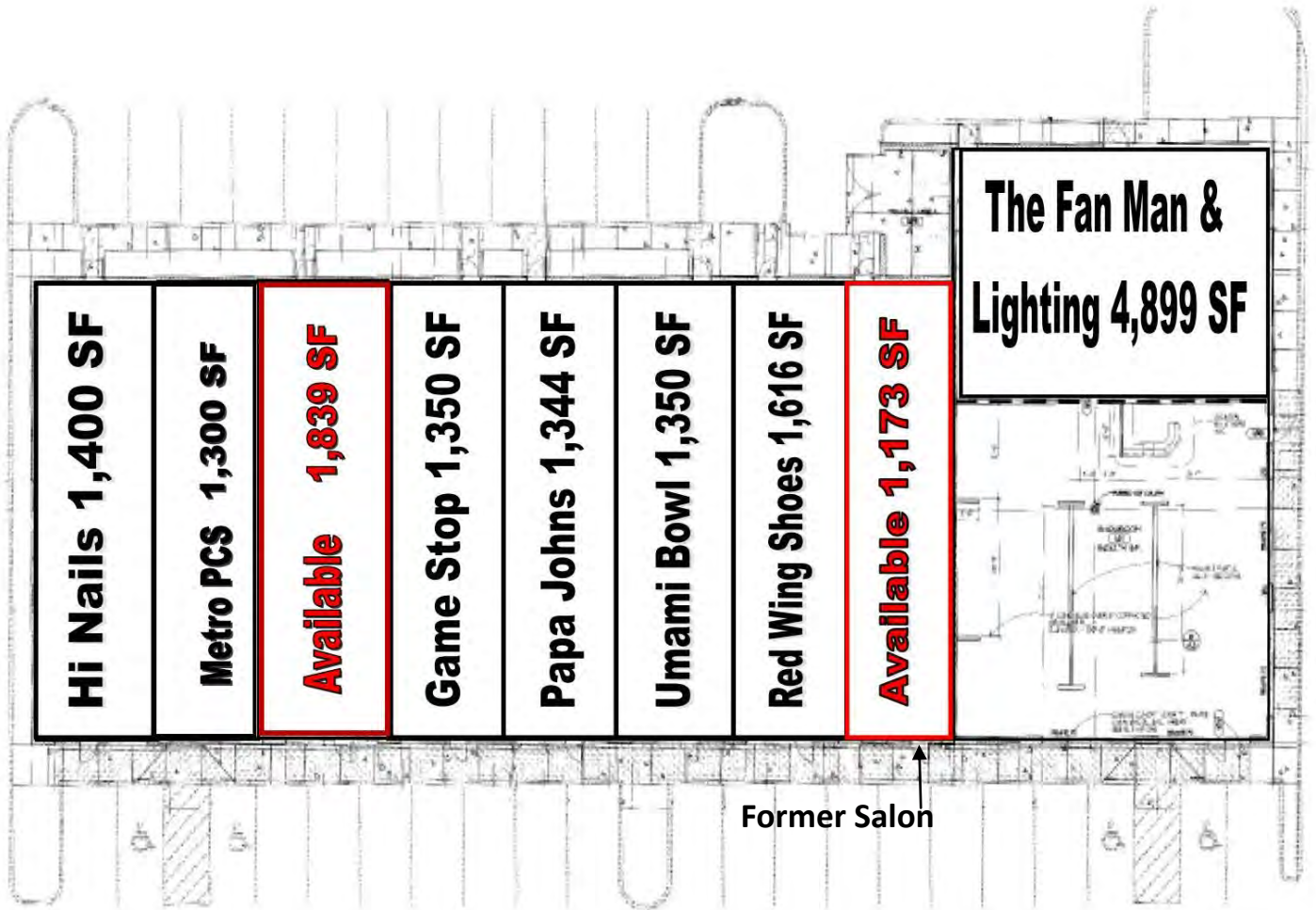
TRAFFIC COUNTS

155TH ST W	2,200 vpd
CEDAR AVENUE	36,000 vpd
CR-42	35,500 vpd

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