

COBBLESTONE LAKE OUTLOT

160th Street W. & Pilot Knob Road | Apple Valley, MN 55124

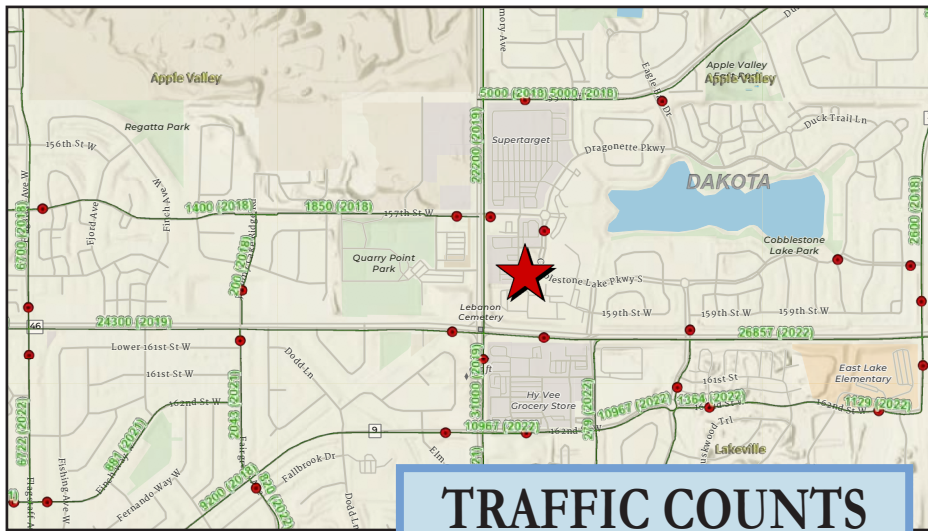


SALE/LEASE/BTS OPPORTUNITY

HJ Development is currently marketing a half-acre parcel for Sale, Lease, or Build-To-Suit opportunities. Located just south of Super Target, the site is part of the Cobblestone Lake development. This is an outstanding location for a variety of retail, office and medical office users. In addition, 2,672 SF is available for lease within the adjacent strip. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	13,006	84,665	166,670
Daytime Population:	1,209	23,994	34,740
Households:	4,414	30,786	59,060
Average HH Income:	\$158,689	\$131,633	\$141,663



TRAFFIC COUNTS

CURRENTLY AVAILABLE

LEASE OPPORTUNITY:

- 2,672 SF In-Line Space
- Previously Occupied by Green Lotus
- Negotiable Rates & TI's
- Available for Immediate Occupancy
- Outstanding Location

SALE/LEASE/BTS OPPORTUNITY:

- 0.51-Acres Available; May be Divisible
- Significant Residential Construction is Underway in the Trade Area
- Area Retailers Include Super Target, Hy-Vee, Starbucks, Taco Bell, AT&T, Orangetheory Fitness & More...

CONTACT INFORMATION

✉ **Chris Moe, CCIM:**
cmoe@hjdevelopment.com

✉ **Brian Merz:**
bmerz@hjdevelopment.com

📞 952-476-9400

🌐 www.hjdevelopment.com

SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY

