



**AVAILABLE**

**2.97 acres**

**BUILD-TO-SUIT OR GROUND LEASE**

Apple Valley, MN

**NORTH CENTRAL**  
Commercial Real Estate Company

**HJ** hj development





# PROPERTY INFO

***Growing Market!***



AVAILABLE  
2.97 ac

The aerial map shows the property location at the intersection of English Ave and Pilot Knob Rd. To the west is 155th St W, and to the south is 157th St W. Further south is 158th St W. The property is a large, undeveloped lot. To the east of the property is a developed area with several buildings and parking lots. To the south of the property is Quarry Point Park, which features several baseball fields and a soccer field.

## ADDRESS

15620 English Ave  
Apple Valley, MN

## SPACE AVAILABLE

- 2.97 acres
- Build-to-suit for approximately 7,000 sq ft restaurant or retail
- Ground lease option

## FEATURES

- New mixed development
- National co-tenants, anchored by Lunds & Byerlys
- 135-unit apartment being built next to site
- Adjacent to walking path and community space

**S I T E**  
OUTLOT  
2.97 AC

SKYLINE SOCIAL  
AND GAMES

LUNDG & RYERLYS

SCHULER  
SHOES

CHASE  
BANK

SWEET  
TREATS  
NIGHTS

CRISP  
AND  
GREEN

CHIPOTLE

METER  
CAR  
WASH

RESIDENTIAL  
BUILDING

PUNCH  
PIZZA

BOULDER  
BROS

TEEN  
HIT

SPORTS  
BAR

**SITE PLAN**



FUTURE  
DEVELOPMENT  
PAD

BLDG C.  
7,300  
S.F.

~~TA~~

### OUTLOT B

BLDG M  
6,500 S.F.

LOT  
3

'MENT

4 STORY DB UNIT APARTMENT  
OVER AN UNDERGROUND GARAGE  
DB GARAGE STALLS

69 NEW SURFACE STALLS

### 23 SURFACE STALLS

APPROXIMATE SITE S.F. = 27,128 SF (0.63 ACRES)

108 GARAGE STALLS  
142 TOTAL  
SURFACE PARKING STALLS  
TOTAL = 250

BACK RACKS  
E-EP CAR CHARGERS

LOT  
2

# PROPOSED PLAN



155th St W

155th St W

155th St W



**AVAILABLE**

Apartment  
Building  
(135 units)



Pilot Knob Rd

157th St W

English Ave

Quarry Point Park

158th St W

157th St W

158th St W



Smile Brands



Orangetheory Fitness

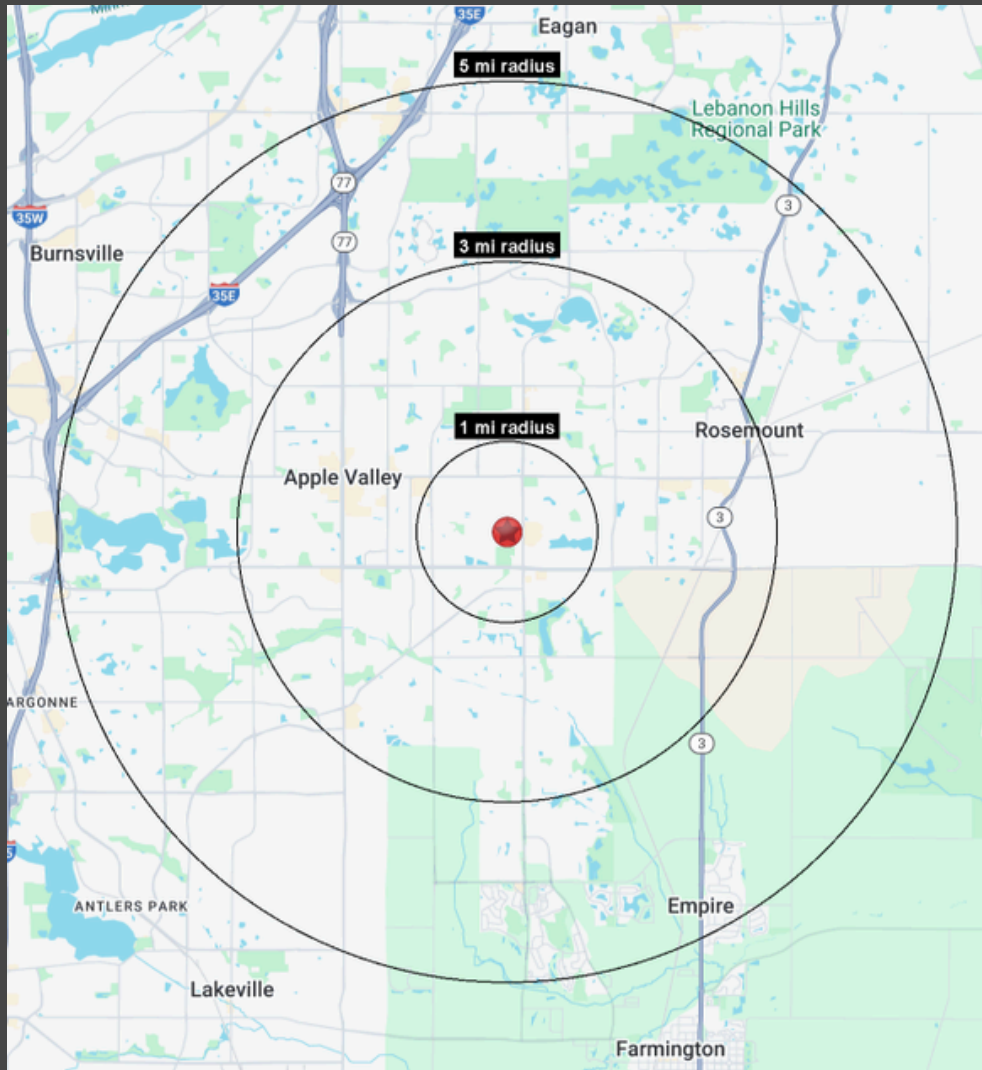
Goodcents  
deli fresh subs



# RETAIL MARKET



# MARKET AREA



## DEMOGRAPHICS (2025)

	Population	Income	Households
1 mile	12,060	\$150,801	4,627
3 miles	88,803	\$143,904	32,971
5 miles	176,170	\$153,207	64,009

## TRAFFIC COUNTS (2025)

Pilot Knob Rd	20,235
160 St W	26,377
150th St W	28,943



# WANT MORE INFO?

## CONTACT US:

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