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Retail For Sale or Lease

# Charleswood Marketplace

19645 Pilot Knob Road | Farmington, MN

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## Property Highlights

- Former childcare center, dental office and eyeglass clinic available
- Prominent signage
- Generous glassline
- Anchored by CVS Pharmacy
- Excellent visibility from Pilot Knob Road



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	8,386	48,272	118,002
Median HH Income	\$137,097	\$126,627	\$118,472
Average HH Income	\$155,212	\$146,933	\$145,013
Daytime Population	4,787	32,897	91,530

## Building Size

11,000 SF

## Year Built

2007

## Space Available

Suite 100-101: 3,527 SF  
*Former Dental Office*

Suite 103-105: 4,354 SF  
*Former Childcare Center with Full Build-Out*

Suite 106: 1,849 SF  
*Former Eyeglass Clinic*

Suite 100-106: 9,730 SF

## 2024 Expenses

\$ 6.75 PSF - CAM  
\$ 5.24 PSF - Taxes  
\$11.99 PSF - Total

## Lease Rate

Negotiable

## Traffic Count

Pilot Knob Rd: 6,610 vehicles per day  
195th St W: 8,800 vehicles per day

## Area Tenants





# Daycare Space

Excellent condition

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Outdoor play area included

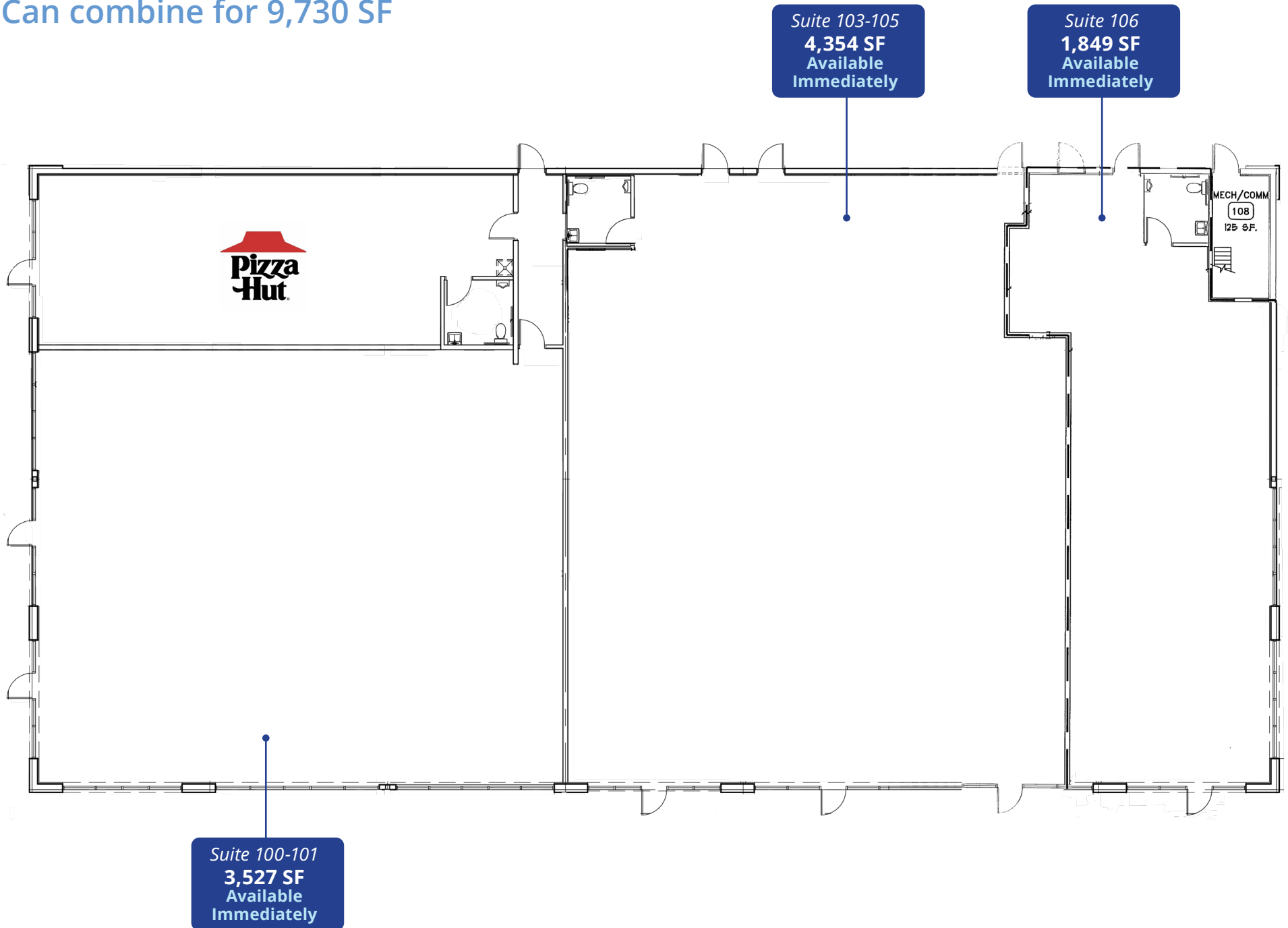
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Ready to re-open or can be expanded and remodeled



# Floor Plan

Can combine for 9,730 SF







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