



# APPLE VALLEY BUSINESS CAMPUS

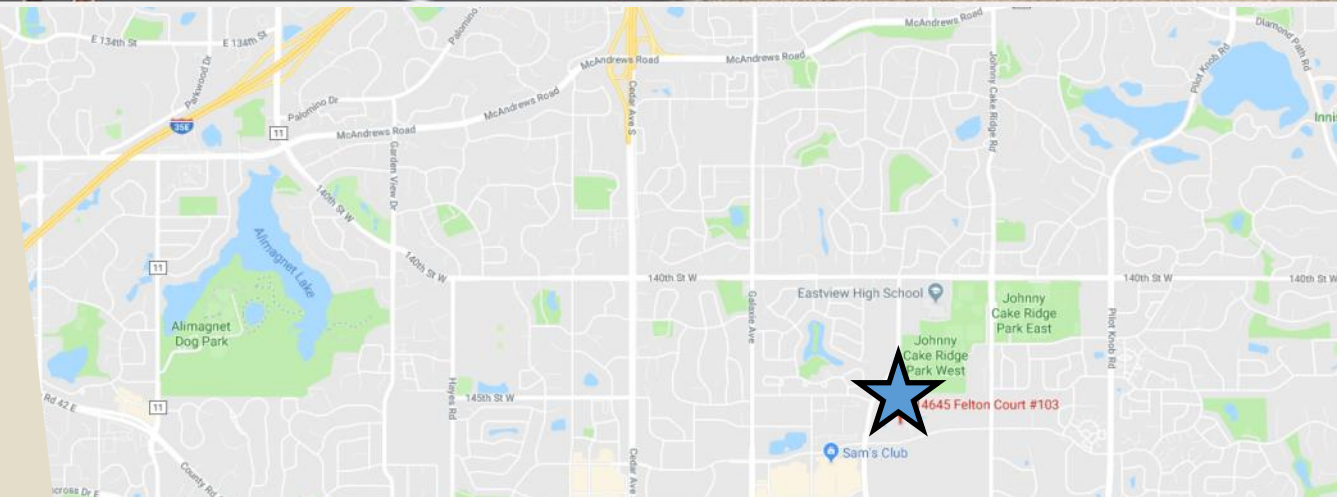
**14645 FELTON COURT, SUITE 102, APPLE VALLEY, MN 55124**

**FOR LEASE | OFFICE**

CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
CERRON.com

## Property Highlights:

- ◆ Office Space now available for Lease (sublease) at the Apple Valley Business Campus
- ◆ 1,600 SF Office—including 4 offices, conference room and Restroom
- ◆ Lease Amount: \$2,000/month Gross lease rate



**DISCLAIMER:** The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:  
**Bruce Rydeen**  
**952.469.9444**  
**brucer@cerron.com**

## SUMMARY

# APPLE VALLEY BUSINESS CAMPUS

**14645 FELTON COURT, SUITE 102, APPLE VALLEY, MN 55124**

Apple Valley Business Campus is a thriving business community and an ideal location for your business! Suite 102 is a unique opportunity for an office only or a small office showroom user.



### Traffic Counts:

- ◆ 35,500 vehicles/day CR-42 & Galaxie Avenue
- ◆ 55,000 vehicles/day Cedar Avenue (CR-77)

### Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	10,298	86,471	192,296
Median HH Income	\$90,265	\$92,396	\$87,675
Ave HH Income	\$103,777	\$104,753	\$100,506

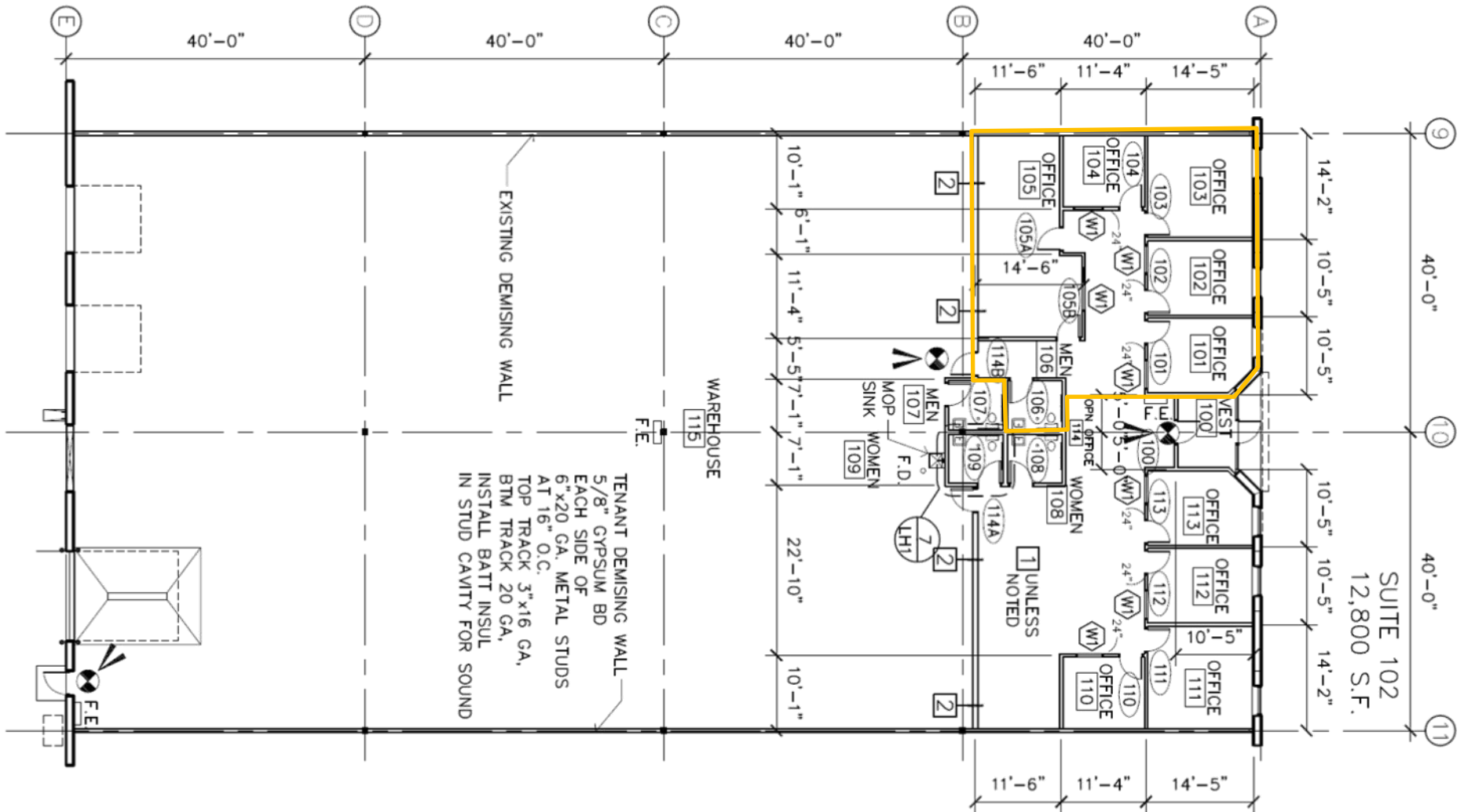
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# AREA MAP

# APPLE VALLEY BUSINESS CAMPUS

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SUBJECT PROPERTY

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