

ORCHARD PLACE

157th Street W. & Pilot Knob Road | Apple Valley, MN 55124



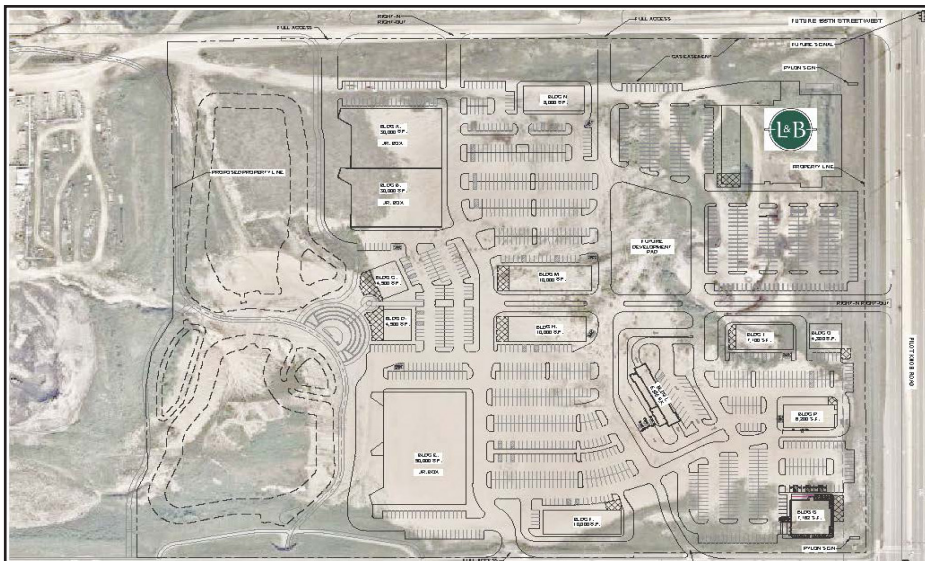
LEASE/BTS OPPORTUNITY

HJ Development and North Central Commercial Real Estate Company are currently marketing Orchard Place, a 46-acre retail development located on Pilot Knob Road between 157th and 155th Streets, directly across Pilot Knob from the now complete Cobblestone Lake development.

Anchored by Lund's & Byerly's, the project will include additional anchor tenant space, in-line, end-cap and freestanding opportunities. Significant residential and commercial development continues in the trade area. Existing area anchor tenants include high-volume Target and Hy-Vee stores. Numerous other retailers and restaurants call the area home.

Residential development currently underway consists of single-family homes, townhouses, senior/assisted living and market rate apartments.

Ground-breaking is planned for spring of 2020. For more information about the lease and build-to-suit opportunities please contact us directly.



CURRENTLY AVAILABLE

- 31-Buildable Acres Available for Lease or Build-To-Suit
- Divisible to 1-Acre Parcels
- 1,500 - 50,000 SF Available
- Significant Residential Construction in Immediate Area
- New Medical Campus Proposed Just North of the Retail Development
- Area Tenants Include:
 - Super Target
 - Heartland Dental
 - AT&T
 - Hy-Vee
 - PetSmart
 - Wells Fargo
 - Pizza Ranch
 - Freddy's
 - Taco Bell
 - Orangetheory Fitness

CONTACT INFORMATION

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LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY



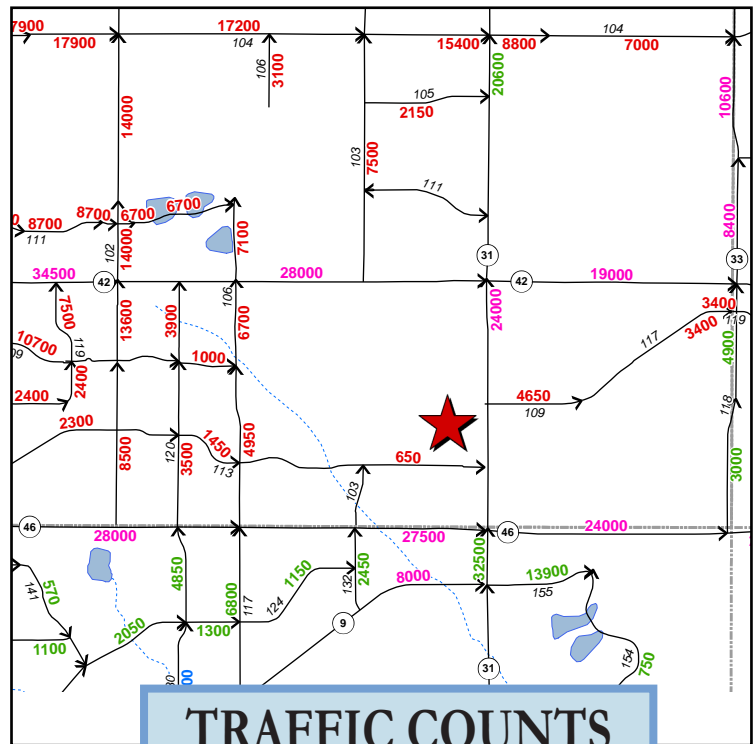
DEMOGRAPHICS (Data Source - Sites USA)

1-Mile
 Population: 7,517
 Daytime Population: 2,327
 Households: 2,894
 Average HH Income: \$118,574

3-Miles
 Population: 79,609
 Daytime Population: 37,760
 Households: 29,124
 Average HH Income: \$120,137

5-Miles
 Population: 156,176
 Daytime Population: 63,794
 Households: 56,403
 Average HH Income: \$127,568

DEMOGRAPHICS



TRAFFIC COUNTS