



EAST VALLEY PLAZA

14050 Pilot Knob Road | Apple Valley, MN 55124

Retail Space For Lease at Neighborhood Mall in Apple Valley

Highlights and Features:

- Busy intersection of Pilot Knob & 140th Street
- Across from 3 schools, several parks
- Surrounding dense residential developments
- New housing development 2.7 miles south of the plaza
- Co-tenants include Super America, Tams Nails, Amber Bird Creation, Lai Wah Restaurant, Botanas La Monarca, Premier Dry Cleaners, Elegant Stitches, Rocco's Pizza, Clipn' Mutts Pet Grooming, Dove Court African Market, Kumon Learning Center, Burn Boot Camp, East Valley Chiropractic, Great Clips, Best Brains, East Valley Dental, and DaVita

Demographics and Traffic Counts:

- Average Population 1 mile - 9,316, 3 miles - 77,114, and 5 miles - 182,326
- Average Household Income: 1 mile - \$117,327, 3 miles - \$112,559, and 5 miles - \$112,666
- Traffic Counts: Pilot Knob Road - 34,600 vpd, and 140th St - 24,200 vpd

Space Available:

- Suite 106: 2,271 sf
- Suite 144: 1,051 sf (several built out offices)
- 2024 CAM: \$2.75 psf and Tax: \$3.82 psf



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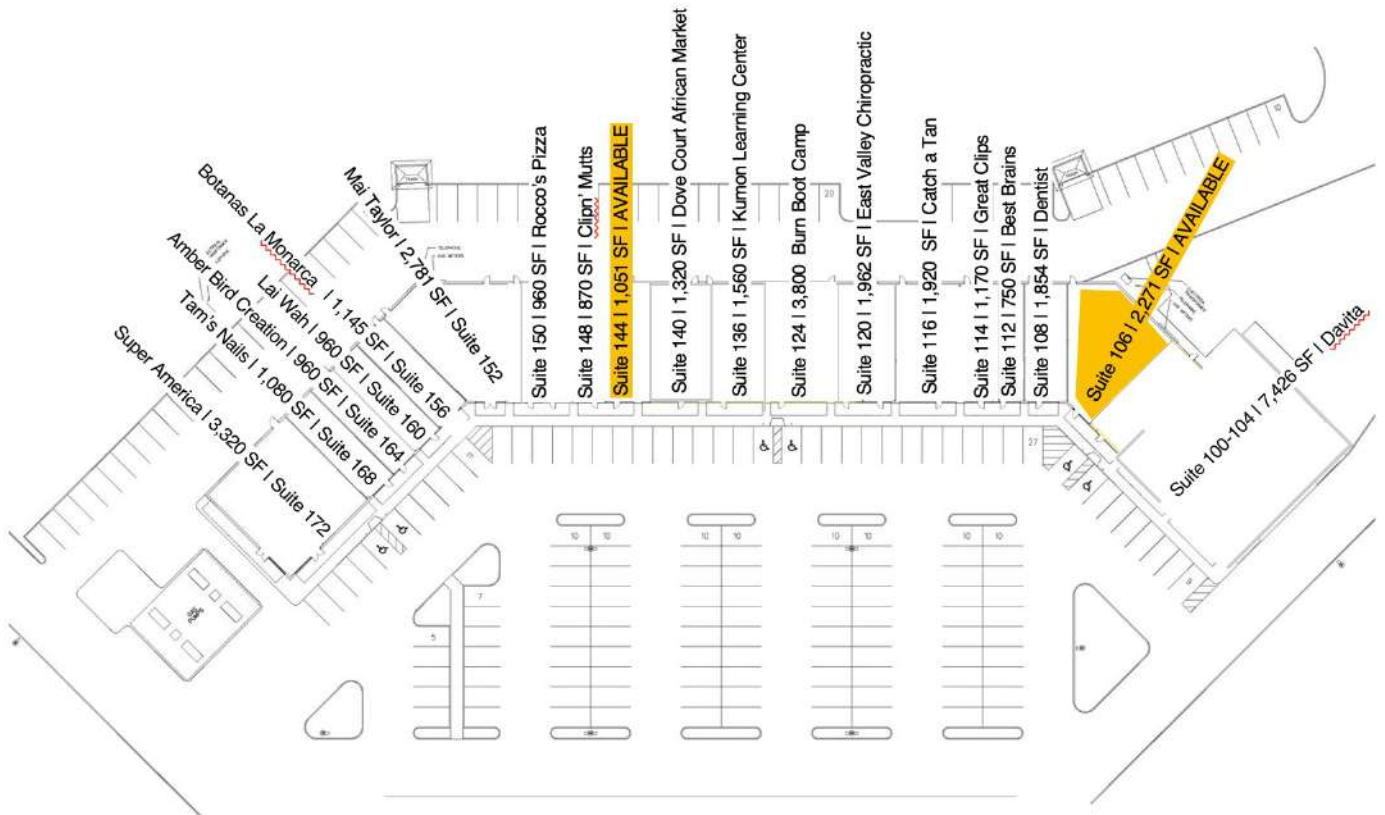
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Site Plan



Map



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