

COBBLESTONE TARGET OUTLOT

160th Street W. & Pilot Knob Road | Apple Valley, MN 55124

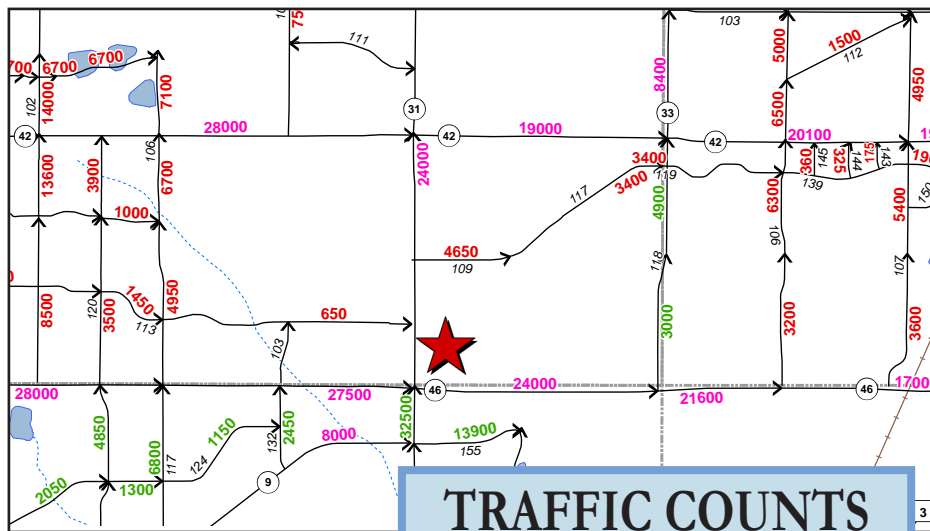


SALE/LEASE/BTS OPPORTUNITY

HJ Development is marketing a 2,700 sf in-line space for lease and a half-acre land parcel for Sale/Lease/BTS. Located just south of Super Target, the property is part of the Cobblestone Lake development. This is an outstanding location for a variety of retail, office and medical office users. For more information please contact us directly.

DEMOGRAPHICS (Data Source ~ ESRI)

	1-Mile	3-Miles	5-Miles
Population:	8,579	77,333	151,070
Daytime Population:	703	21,786	34,374
Households:	3,097	28,011	31,674
Average HH Income:	\$127,284	\$107,266	\$115,227



TRAFFIC COUNTS

CURRENTLY AVAILABLE

LEASE OPPORTUNITY:

- 2,700 SF In-Line Space
- Divisible to 1,200 SF
- Vanilla Shell
- Negotiable Rates/TI's
- Available for Immediate Occupancy

SALE/LEASE/BTS OPPORTUNITY:

- 0.51-Acres Available; May be Divisible
- Significant Residential Construction is Underway in the Trade Area
- Area Retailers Include Super Target, Hy-Vee, Starbucks, Taco Bell, AT&T, Orangetheory Fitness & More...

CONTACT INFORMATION

✉ **Chris Moe, CCIM:**
cmoe@hjdevelopment.com

✉ **Brian Merz:**
bmerz@hjdevelopment.com

📞 952-476-9400

🌐 www.hjdevelopment.com

SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY

