

FOR LEASE

TIME SQUARE SHOPPING CENTER

7525 West 148th Street | Apple Valley, MN | 55124



9,344 SF Endcap With Drive Thru
For Lease In Apple Valley

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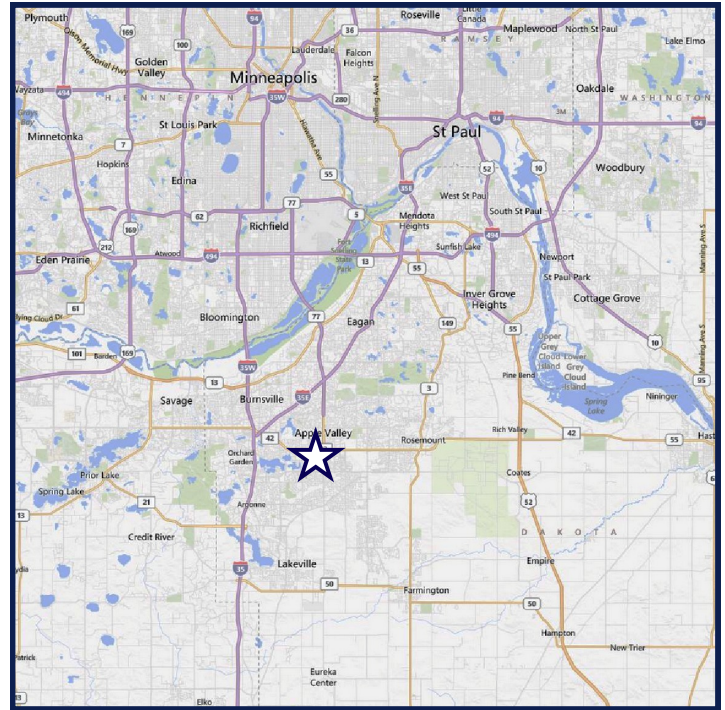
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	7525 West 148th Street
CITY, STATE	Apple Valley, MN
BUILDING SIZE	98,010 SF
YEAR BUILT	1970
LOT SIZE	7.96 Acres
SUITE 7546	1,500 SF
SUITE 7625	3,040 SF
SUITE 7520	9,344 SF with Drive Thru
ASKING RENT	Market
CAM & TAX	\$5.20 PSF
PARKING / RATIO	422 / 4.31
SIGNAGE	Building & Monument



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,778	87,655	193,732
MEDIAN HH INCOME	\$64,362	\$86,946	\$83,651
AVERAGE HH INCOME	\$77,569	\$106,992	\$104,736
MEDIAN AGE	38	37.8	37.3

TENANTS

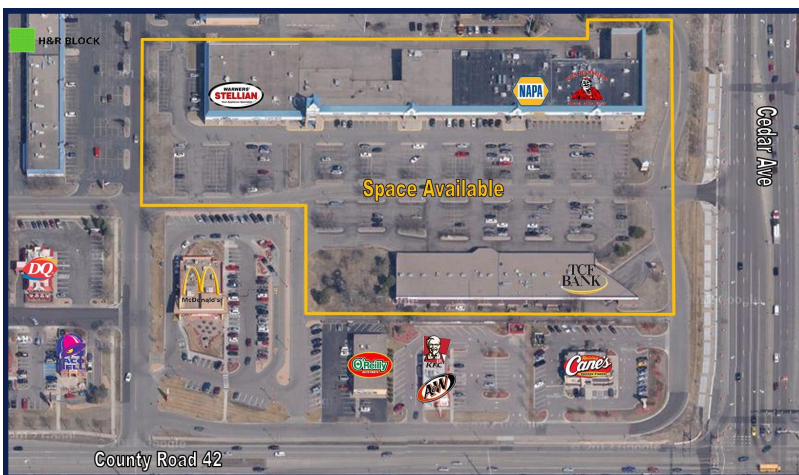
- Warner Stellan
- Osaka
- Von Hanson's
- Napa Auto Parts
- Salon Concepts
- Christopher & Banks
- AV Liquor

TRAFFIC COUNTS

CEDAR AVENUE	46,500 VPD
COUNTY ROAD 42	35,500 VPD

COMMENTS

- Within the dense retail trade area of Apple Valley.
- Great demographics and traffic counts.
- Excellent visibility along Cedar Avenue.

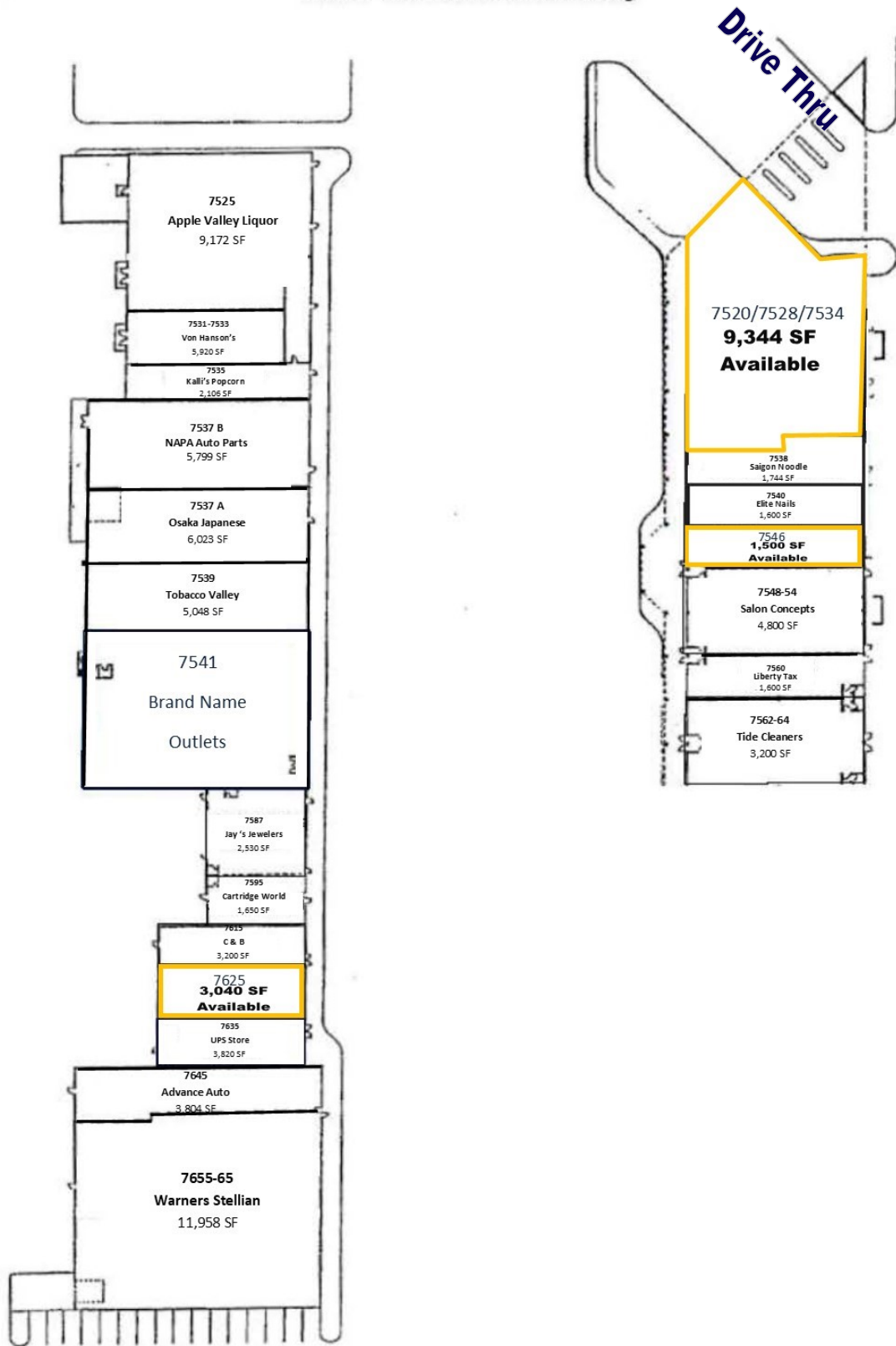


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Site Plan with Availability



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