

# FOR LEASE

# APPLE VALLEY TRANSIT

15465 Cedar Avenue | Apple Valley, MN | 55124



1,173-1,839 SF Available For Lease

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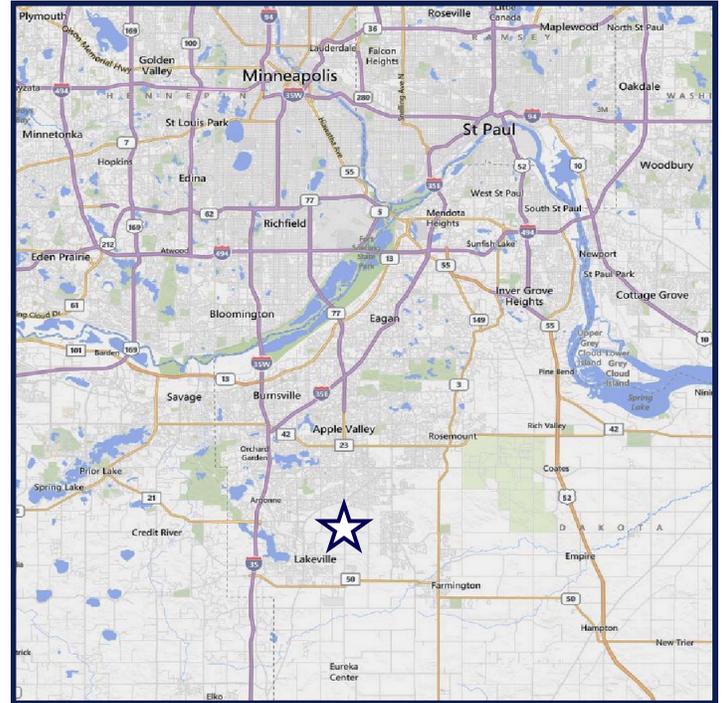
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	15465 Cedar Avenue
<b>CITY, STATE</b>	Apple Valley, MN
<b>BUILDING SIZE</b>	16,470 SF
<b>LOT SIZE</b>	0.76 Acres
<b>SPACE 1</b>	1,839 SF
<b>SPACE 2</b>	1,173 SF
<b>ASKING RENT</b>	Market
<b>CAM &amp; TAXES</b>	\$7.00 PSF
<b>PARKING/ RATIO</b>	110/ 15.17
<b>SIGNAGE</b>	Pylon
<b>ZONING</b>	Retail
<b>COUNTY/ MARKET</b>	Dakota/ Southeast



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	13,933	86,238	183,783
<b>DAYTIME POPULATION</b>	11,207	21,032	71,740
<b>MEDIAN HH INCOME</b>	\$69,218	\$85,903	\$82,672
<b>AVERAGE HH INCOME</b>	\$80,187	\$106,227	\$103,881
<b>MEDIAN AGE</b>	35.2	37.2	37.1

**TENANTS**

- Papa John's
- Game Stop
- Umami Bowl
- Metro PCS
- Hi Nails
- The Fan Man & Lighting



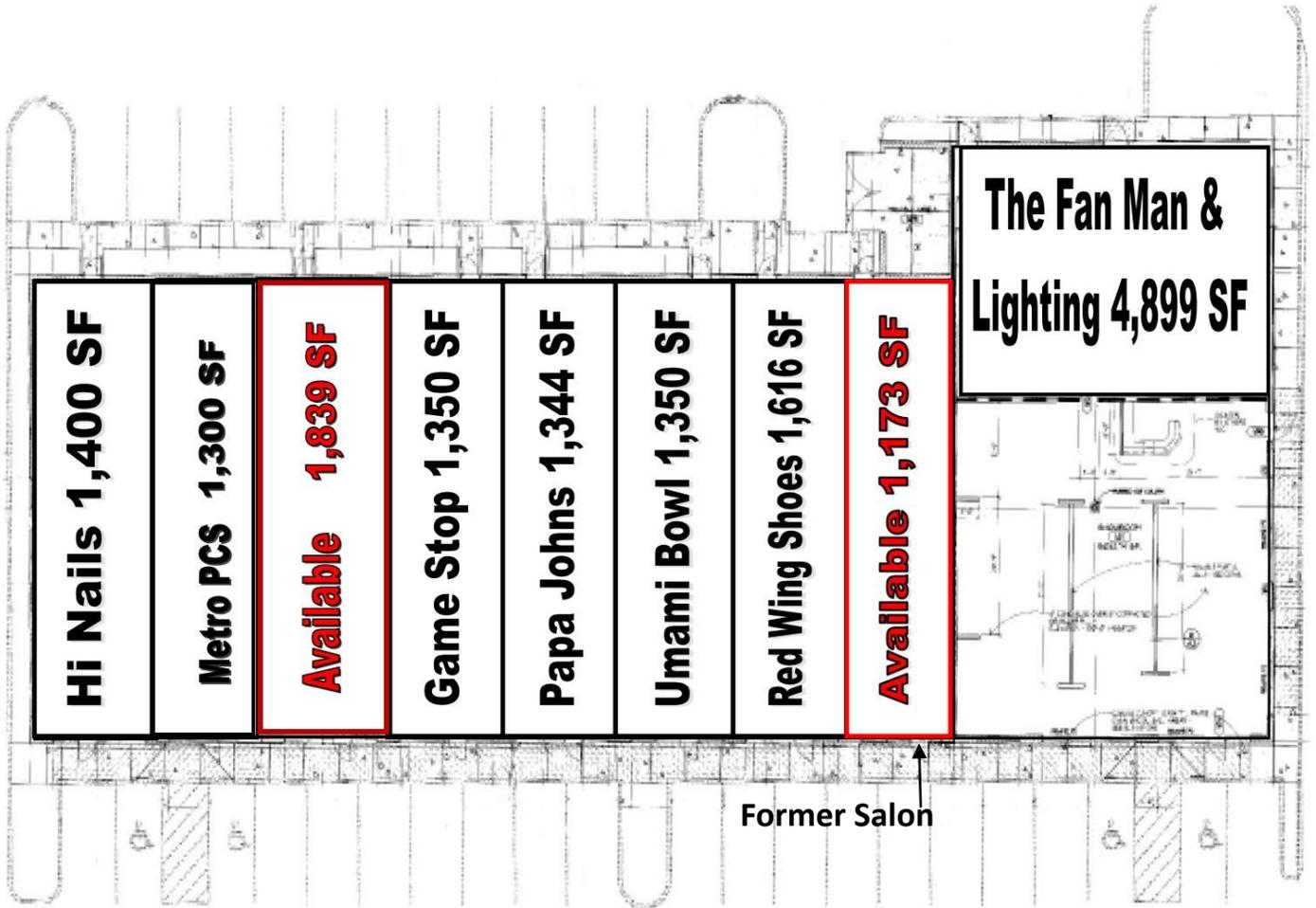
**TRAFFIC COUNTS**

<b>155TH ST W</b>	2,200 vpd
<b>CEDAR AVENUE</b>	36,000 vpd
<b>CR-42</b>	35,500 vpd

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