ORCHARD PLACE NORTH

155th Street W. & Pilot Knob Road | Apple Valley, MN 55124



LEASE/BTS OPPORTUNITY

HJ Development is marketing a variety of sites for Lease or Build-To-Suit opportunities. Located north of 155th Street in Apple Valley, MN, they are part of the master planned Orchard Place development, which is located on Pilot Knob Road between 157th Street & County Road 42.

Parcels are being marketed to office, retail, medical office and industrial/flex users. Significant residential and commercial development continues in the trade area. Existing retailers include Lunds & Byerlys, Texas Roadhouse, Starbucks, Sport Clips, Mister Car Wash, Chipotle, Target, and Hy-Vee. Numerous other retailers, restaurants, service businesses, and office professionals call the area home.

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

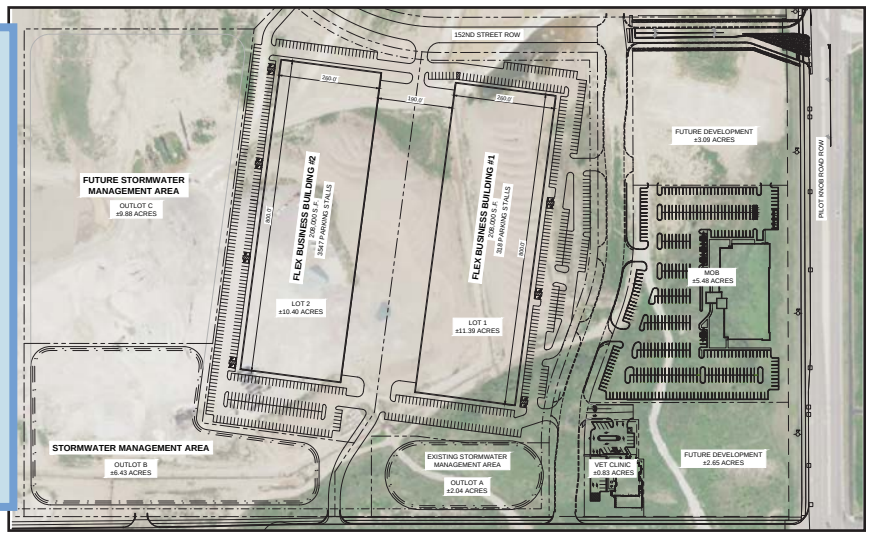
Construction on a new HealthPartners clinic began in Spring 2023. For more information or to schedule a property tour please contact us directly.

CURRENTLY AVAILABLE

- 2.65 - 50 Buildable Acres
- Divisible to 1-Acre Parcels
- Sites Can Accommodate Single or Multi-Tenant Development
- 2,000 SF - 500,000 SF
- User-Driven Development
- Call for Lease Rates
- Direct Pilot Knob Road Exposure
- High-End Demographics
- Ideal Location for Office, Retail, Medical Office, or Flex Uses

- Traffic Counts:
  Pilot Knob Rd.: 22,200 VPD
  County Rd. 42: 26,848 VPD

CONCEPT PLAN



CONTACT INFORMATION

Chris Moe, CCIM

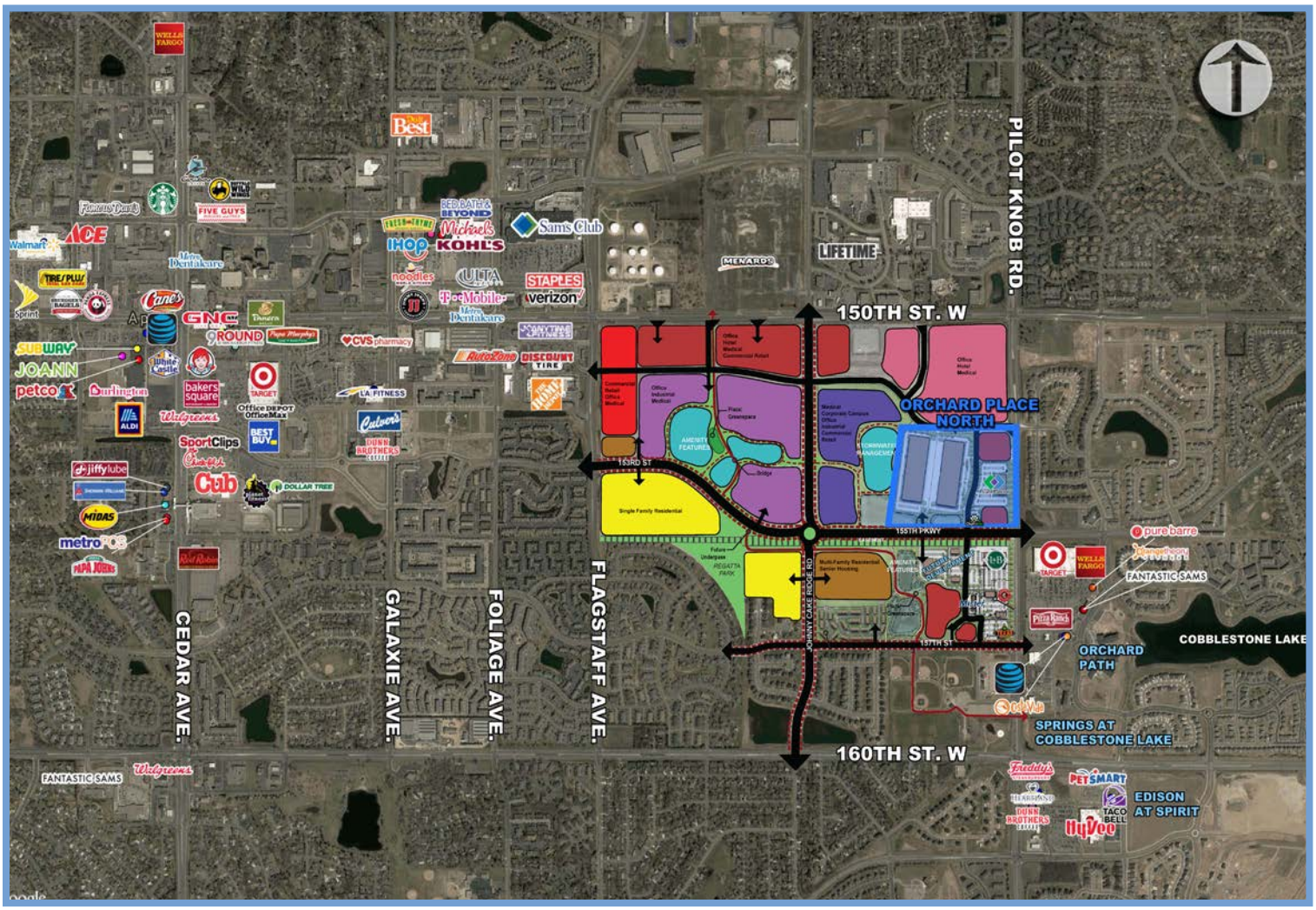
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LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY



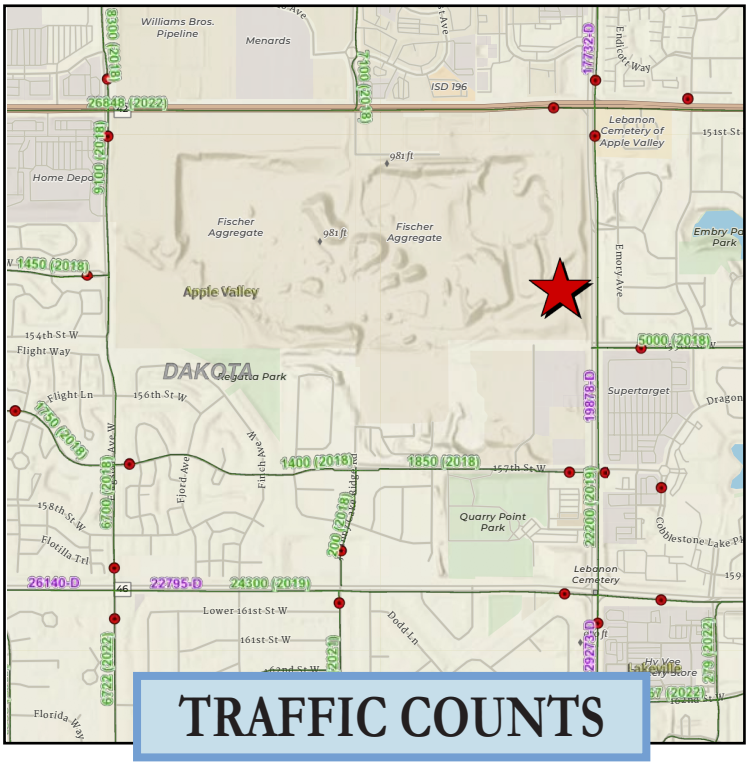
DEMOGRAPHICS (Data Source - ESRI)

	1-Mile
Population:	11,933
Daytime Population:	2,052
Households:	4,391
Average HH Income:	$138,932

	3-Miles
Population:	86,986
Daytime Population:	24,986
Households:	31,849
Average HH Income:	$132,497

	5-Miles
Population:	173,738
Daytime Population:	38,838
Households:	61,849
Average HH Income:	$140,378

DEMOGRAPHICS



TRAFFIC COUNTS