hj development | NORTH CENTRAL
Commercial Real Estate Company

SPACE AVAILABLE
APPLE VALLEY

ORCHARD PLACE

157th Street W. & Pilot Knob Road | Apple Valley, MN 55124



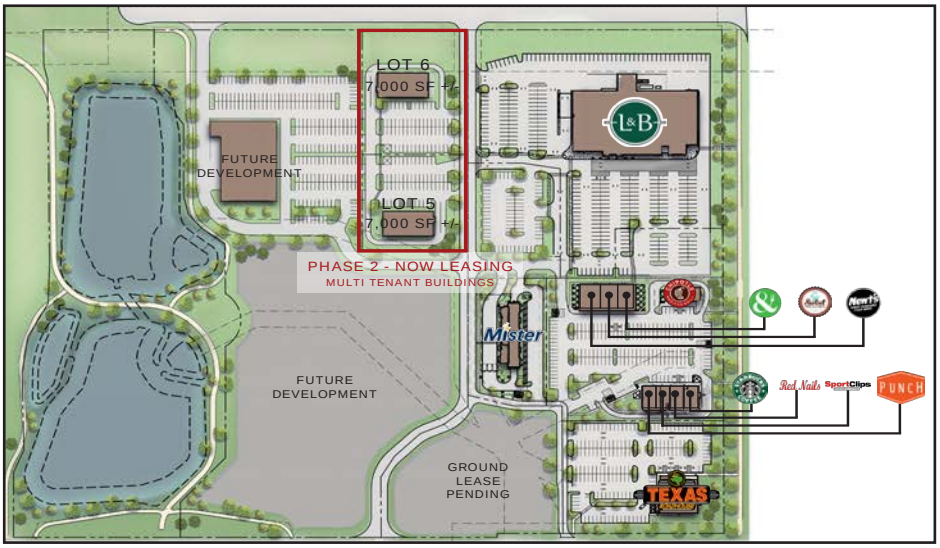
LEASE/BTS OPPORTUNITY

HJ Development and North Central Commercial Real Estate Company are marketing Orchard Place, a 46-acre project located on Pilot Knob Road between 157th & 155th Streets, directly across from the Cobblestone Lake development.

Anchored by Lund's & Byerly's, the project will include additional anchor tenant space, in-line, end-cap and freestanding opportunities. Significant residential and commercial development continues in the trade area. Existing area retailers include high-volume Target and Hy-Vee grocery store. Numerous other restaurants, retail and service-related businesses call the area home.

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

Phase 1 construction is complete, and we are currently leasing Phase 2, which consists of 2-multi-tenant buildings. For more information please contact us directly.



CURRENTLY AVAILABLE

- 16-Buildable Acres Available for Lease or Build To Suit
- Divisible to 1-Acre Parcels
- 1,500 - 60,000 SF Available
- Significant Residential Construction in the Immediate Area
- High End Demographics
- Area Retailers Include:
  - Super Target
  - AT&T
  - PetSmart
  - Pizza Ranch
  - Taco Bell
  - Mister Car Wash
  - Hy-Vee
  - Starbucks
  - Freddy's
  - Orangetheory Fitness

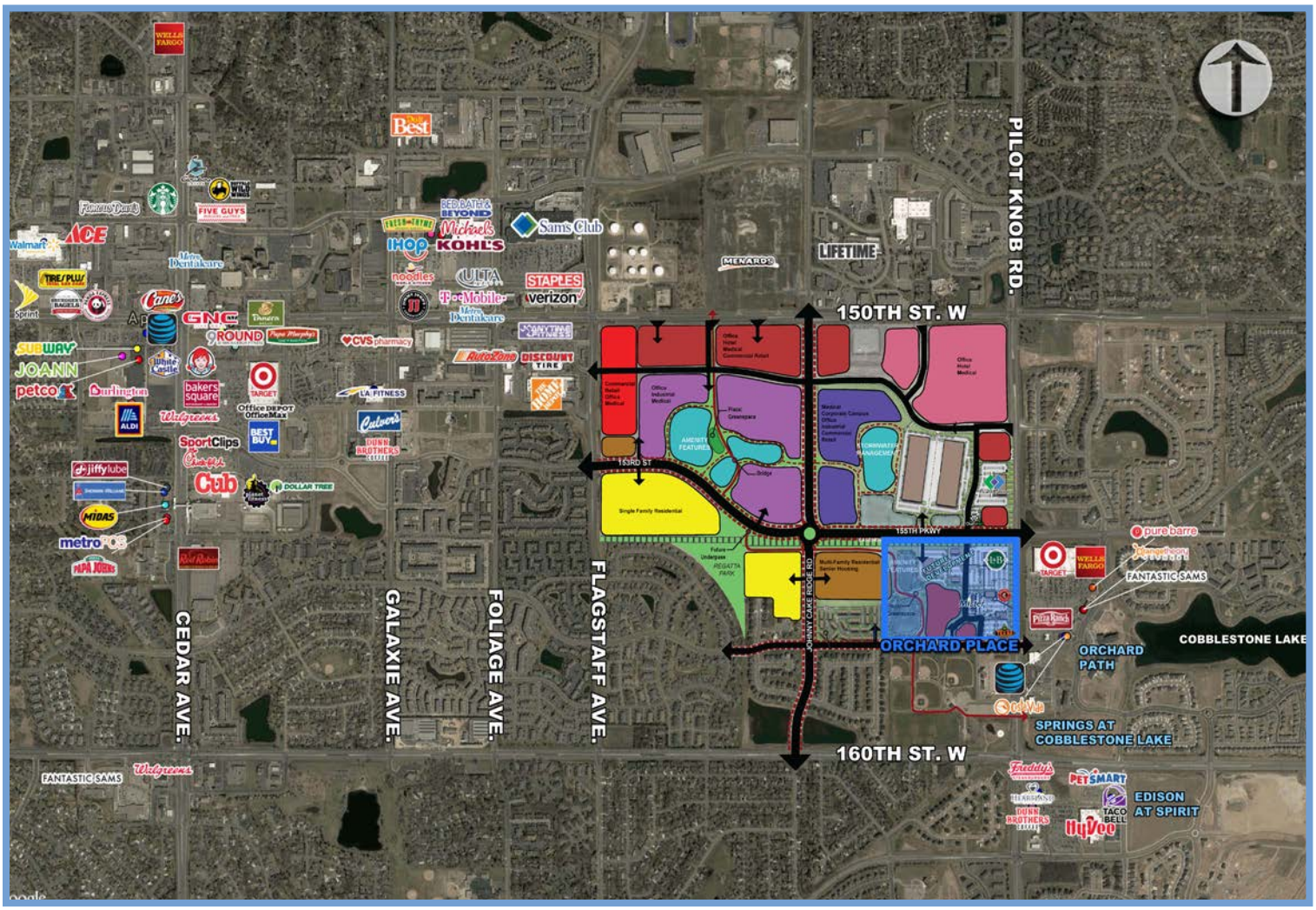
CONTACT INFORMATION

Chris Moe, CCIM:
cmoe@hjdevelopment.com
763-285-7236

Brian Merz:
bmerz@hjdevelopment.com
763-285-7235

Russ McGinty:
russ@nccrealestate.com
612-619-9611

LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY



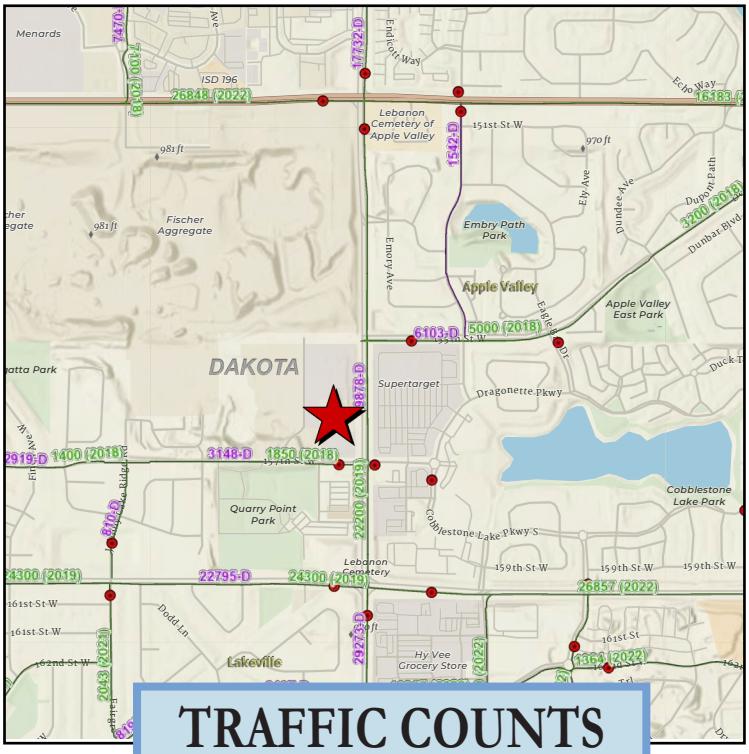
DEMOGRAPHICS (Data Source ~ ESRI)

	1-Mile
Population:	11,855
Daytime Population:	1,763
Households:	4,278
Average HH Income:	$145,899

	3-Miles
Population:	87,945
Daytime Population:	24,715
Households:	32,168
Average HH Income:	$131,843

	5-Miles
Population:	173,139
Daytime Population:	38,471
Households:	61,560
Average HH Income:	$140,647

DEMOGRAPHICS



TRAFFIC COUNTS