

# For Lease

## SPACE AVAILABLE

- Suite 140: 1,320 sf
- Suite 152: 2,781 sf (m-t-m)
- 2025 CAM: \$3.19 psf and Tax: \$4.13 psf
- Lease Rate: \$17.00 psf

### **Contact us:**

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# **East Valley Plaza**

14050 Pilot Knob Road | Apple Valley, MN 55124

# Retail Space In Neighborhood Mall

### **HIGHLIGHTS and FEATURES**

- Busy intersection of Pilot Knob & 140th Street
- Across from 3 schools, several parks
- Surrounding dense residential developments
- New housing development 2.7 miles south of the plaza
- Co-tenants include Shell Gas Station, Tams Nails, Amber Bird Creation (Herbalife), Lai Wah Restaurant, Botanas La Monarca, Mai Tailor/Dry Cleaners, Rocco's Pizza, Spaw 4 Paws Pet Grooming, Massage, Kumon Learning Center, Burn Boot Camp, East Valley Chiropractic, Catch A Tan, Best Brains, East Valley Dental, Daily Dose, and DaVita Dialysis



**HOUSEHOLD POPULATION** 

1 Mile: 5,771 3 Miles: 41,686 5 Miles: 101,918



**HOUSEHOLD** INCOME

1 Mile: \$97,812 3 Miles: \$93,230 5 Miles: \$94,075

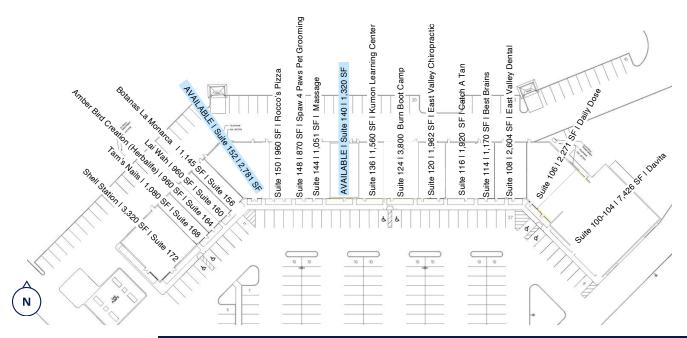


TRAFFIC **COUNTS** 

Pilot Knob Road: 20,000 vpd 140th Street: 15,713 vpd

Accelerating success.

# Site Plan







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