

# Retail for Lease

**Apple Valley Square** | 15125 Cedar Ave, Apple Valley, MN 55391



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# Property Highlights

Apple Valley Square underwent a recent façade refresh and welcomed Five Below and Salons by JC to its tenant lineup! Apple Valley Square has great visibility and frontage to County Road 42 and Cedar Avenue, one of the most highly trafficked intersections in the state (68,000 vehicles per day). A tight trade area and strong co-tenancy helps to drive traffic into this shopping center and will provide an excellent opportunity for any retailer.



## Demographics

Radius		1-mile	3-mile	5-mile
	Population	14,116	97,174	214,304
	Median HH Income	\$77,444	\$106,042	\$105,341
	Average HH Income	\$98,750	\$138,019	\$137,074
	Daytime Population	19,114	75,281	175,874

## Description

Regional Anchored Retail

## Building Size

179,470 SF

## Available

Pad Site: 1.35 Acres

Suite 2: 38,310 SF

Suite 8: 1,740 SF

> **CAM:** \$2.83  
 > **RE Tax:** \$3.58  
 > **INS:** \$0.82  
 > **TOTAL:** \$7.26

## Traffic Count

Cedar Ave/Highway 77: 51,000 vehicles per day

County Rd 42/150th St W: 36,000 vehicles per day

Pennock Ln: 8,300 vehicles per day

## Tenants



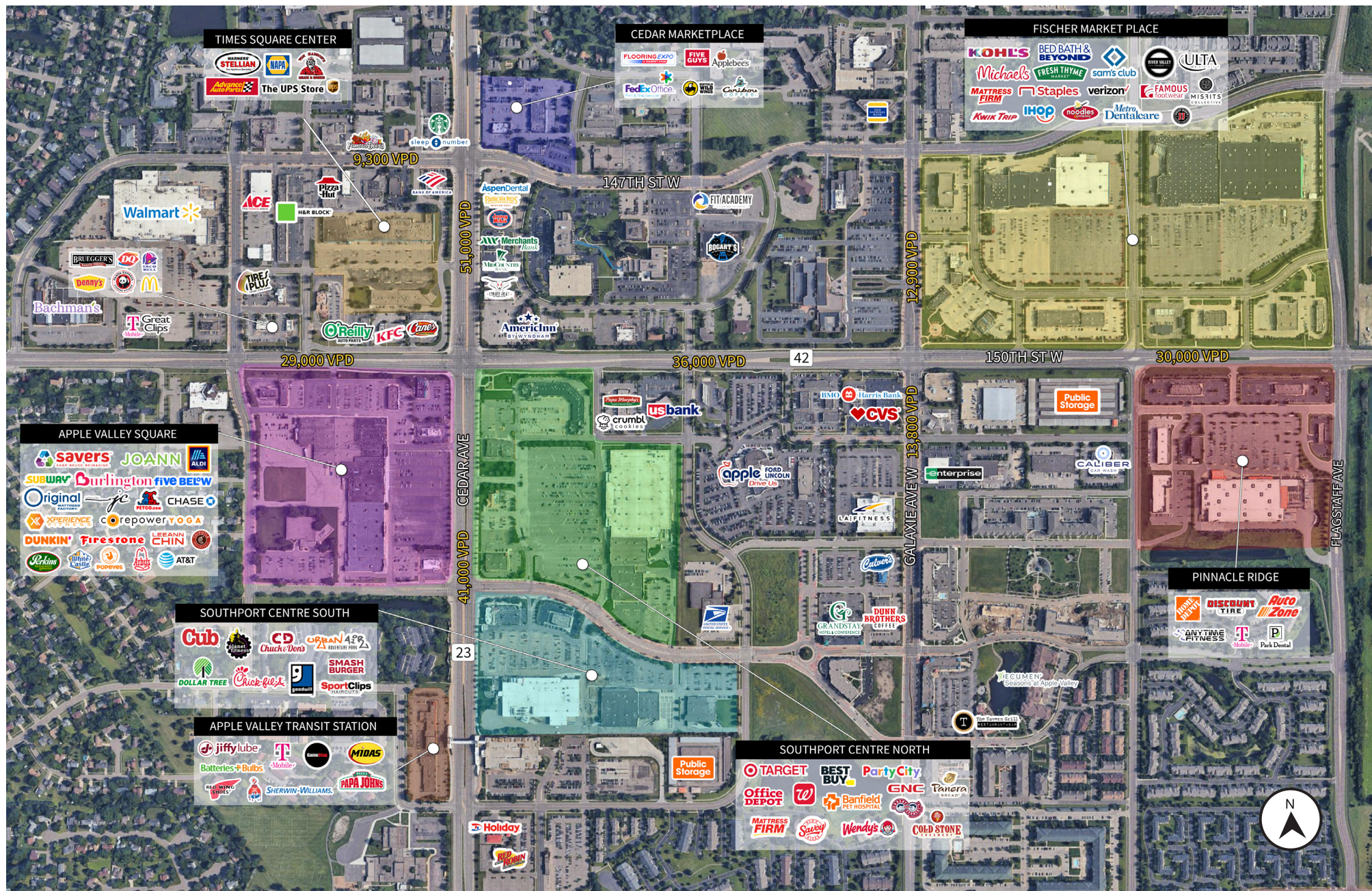
# Site plan



Suite	Tenant	SF
00	Aldi	0 SF
01	Burlington Coat Factory	0 SF
02	AVAILABLE	38,310 SF
03	Salons by JC	7,481 SF
04	Five Below	10,889 SF
05	Petco	18,138 SF
06A	Core Power Yoga	5,876 SF
06B	The Barbershop	1,545 SF
06C	Sally Beauty	1,525 SF
07	JJ's Poke	1,200 SF
08	LEASED BUT AVAILABLE	1,740 SF
09	Aqua Nail Salon	2,523 SF
10	Half Price Books & Records	5,623 SF
11	Original Mattress Factory	2,772 SF
12	Jo-Ann Fabrics	45,384 SF
15	Savers	26,854 SF
20	Chipotle Mexican Grill	2,790 SF
21	AT&T Wireless	2,631 SF
22	Leann Chin	2,600 SF
OP1	PAD AVAILABLE	1.35 Acres
OP2	Arby's	0 SF
OP3	Popeyes	0 SF
OP4	White Castle	0 SF
OP5	Perkins	0 SF
OP6	Firestone	0 SF
OP7	Office Building	0 SF



# Apple Valley Square







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