



APPLE SQUARE PROFESSIONAL BUILDING

7275 147th Street W | Apple Valley, MN 55124

Fantastic Single-Story Medical/Professional Office Space For Lease In Apple Valley

Highlights and Features:

- In the heart of Apple Valley off Cedar Avenue
- Easy access, ample parking
- Multiple entrances, large windows
- Building and monument signage is available
- Number of Parking Spots: 49
- Co-tenants: Hands On Health Chiropractic, and Un Mundo Nuevo Spanish Immersion Children's Academy
- Area tenants: FIT Academy, Dakota County Government Western Service Center, City of Apple Valley Department Offices, Apple Valley Medical Center, Galaxie Library, AmericInn by Wyndham, Bogarts Entertainment Center, Wings Credit Union, Buffalo Wild Wings, Caribou Coffee, and more

Space Available:

- Suite 103B: 802 sf
- Suite 105: 1,523 sf
- Suite 103B and 105 contiguous to 2,325 sf
- 2024 CAM: \$6.97 psf and Tax: \$3.07 psf
- Lease Rate: \$15.00 psf net

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 5,735, 3 miles - 49,285, and 5 miles - 120,945
- Average Household Income: 1 mile - \$75,218, 3 miles - \$96,328, and 5 miles - \$94,756
- Cedar Avenue - 51,000 vpd, and 147th St - 9,100 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

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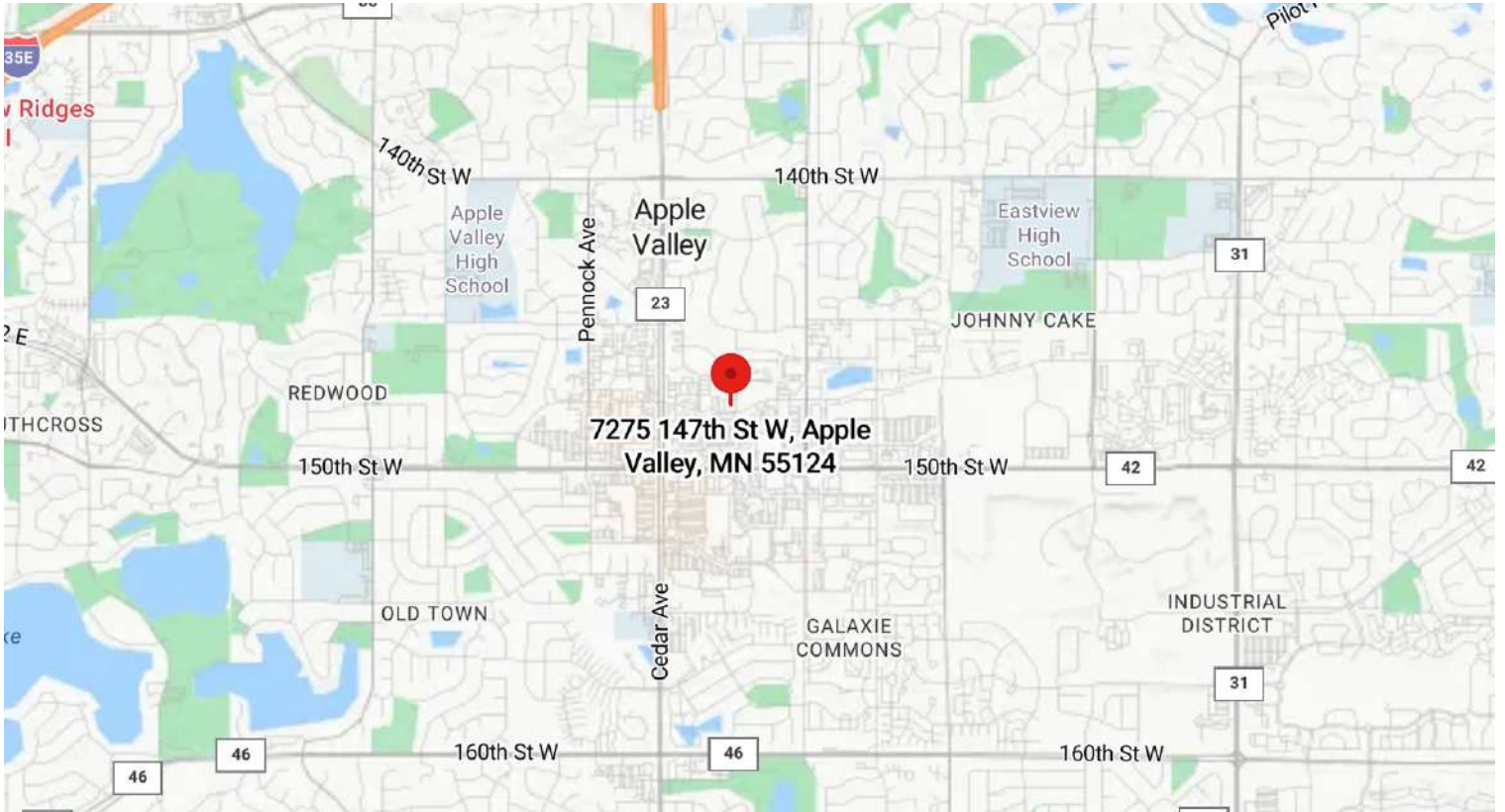
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

Site Plan

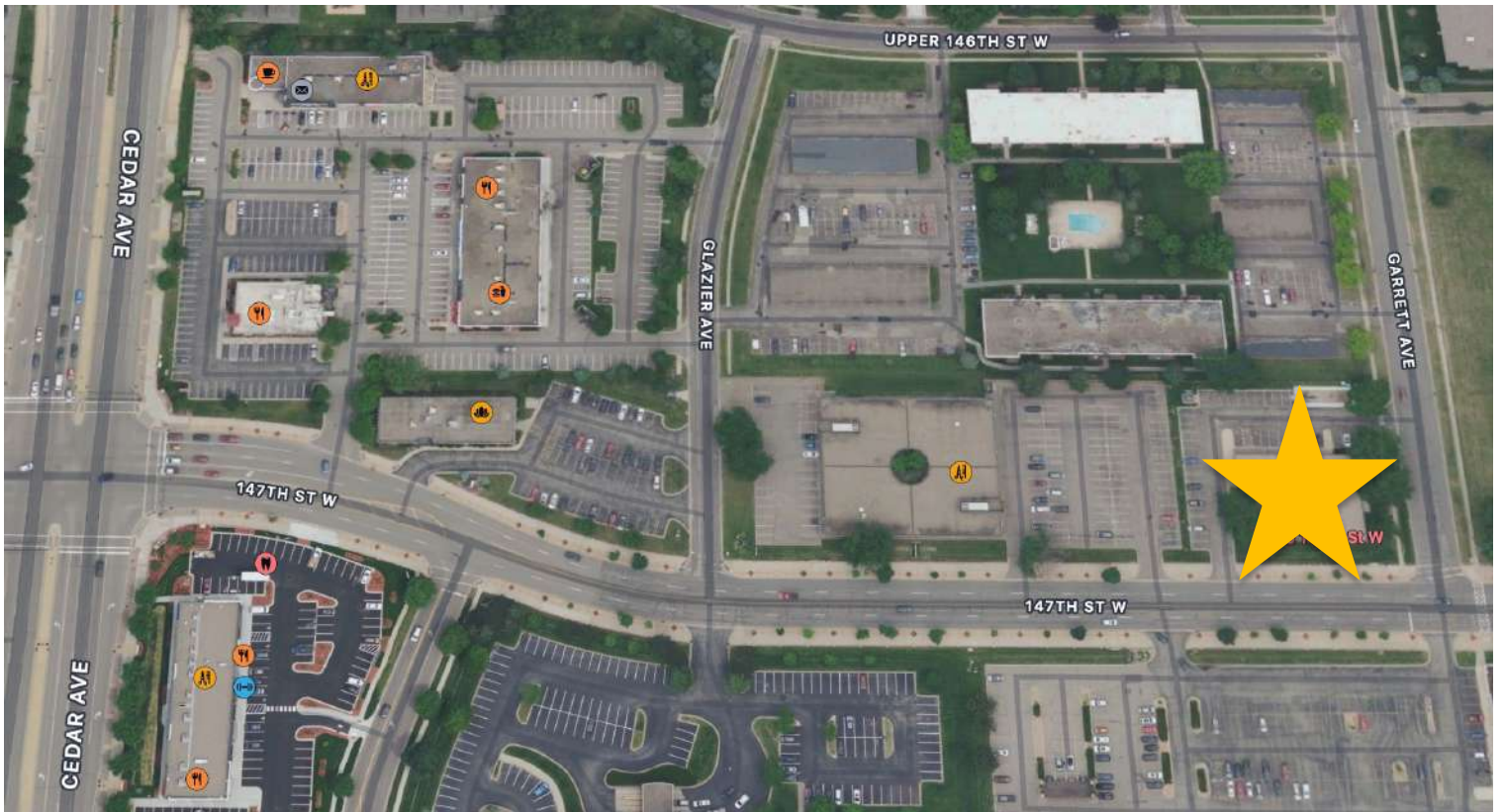


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Map



Aerial



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