



# COBBLESTONE LAKE BLDG D

15678 Pilot Knob Rd | Apple Valley, MN 55124

## Confidential Retail Space For Lease Anchored by Super Target



### Highlights and Features:

- Located in a busy retail center
- Ample parking
- On Pilot Knob Road and close to Hwy 42 and Hwy 46
- Co-tenants: Costa Vida, and Apex Chiropractic
- Area tenants: Super Target, Edina Realty, Crooked Pint Ale, Lunds & Byerly's, Wells Fargo, Rita's, Tide Cleaners, Moon Nails, Goodcents Deli Subs, Minnetonka Dental, Fantastic Sams, Orange Theory, Palm Beach, Caribou, Discover Strength, Clovr Life Spa, Prestige Pre-School Academy, Base Camp, Face Foundrie, restore Hyper Wellness

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 2,230, 3 miles - 42,428, and 5 miles - 100,176
- Average Household Income: 1 mile - \$98,461, 3 miles - \$88,251, and 5 miles - \$92,786
- Pilot Knob Road - 22,200 vpd, and 157th Street - 3,098 vpd

### Available For Lease:

- Suite 110: 2,272 sf (occupied but available)
- 2024 CAM/Tax: \$15.78 psf
- Lease Rate: \$28.00 psf Net



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES

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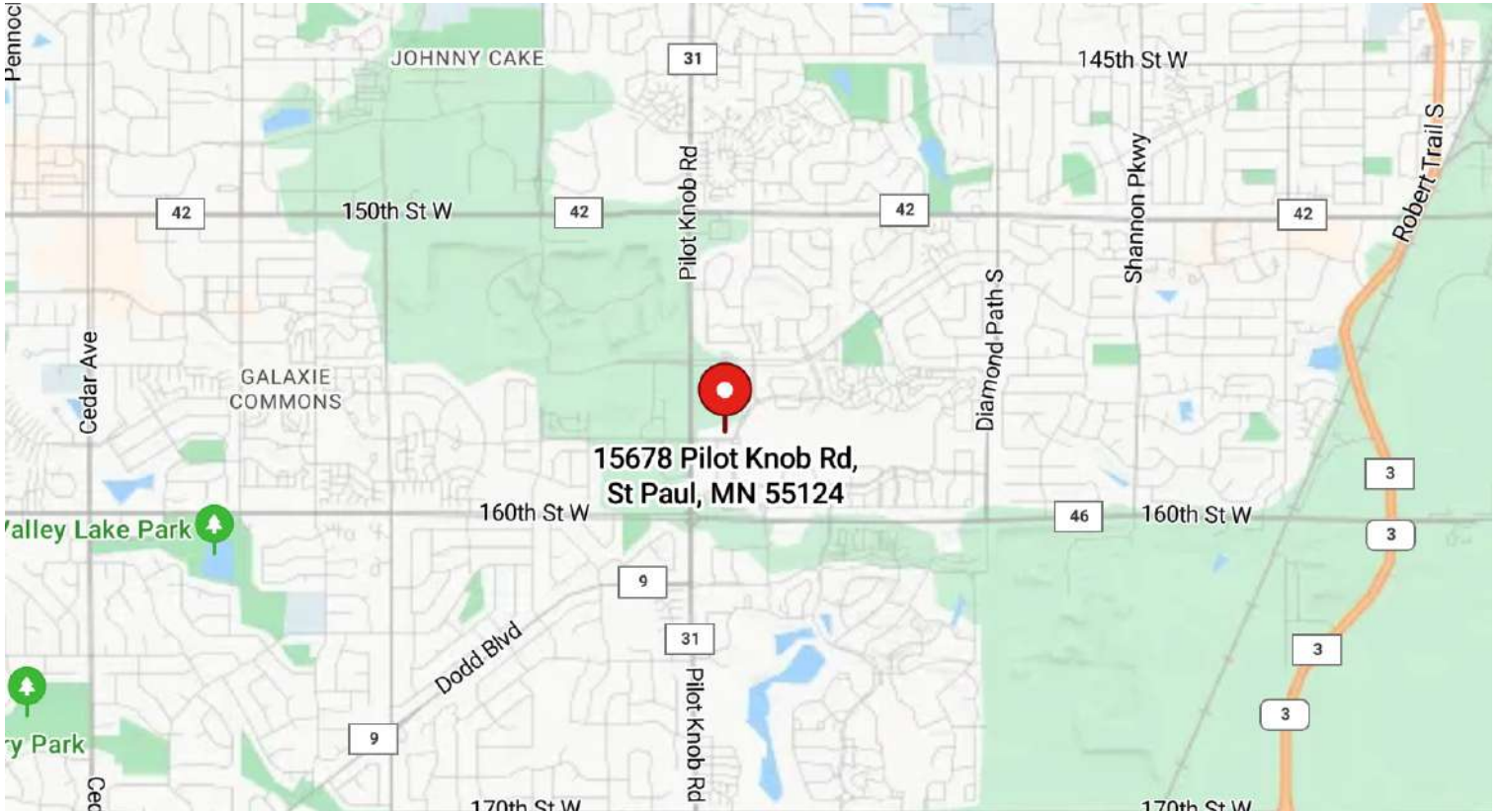
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## Map



## Aerial



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