



# FOR LEASE

## SPACE AVAILABLE

- Suite 106: 2,271 sf (sub-lease ends 8/31/27)
- Suite 152: 2,781 sf (m-t-m)
- 2026 CAM: \$3.26 psf and Tax: \$4.45 psf
- Lease Rate: \$17.00 psf

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# EAST VALLEY PLAZA

14050 Pilot Knob Road | Apple Valley, MN 55124

## HIGHLIGHTS and FEATURES

- Retail space in a neighborhood mall
- 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, Good Vibes Nutrition, Lai Wah Restaurant, Botanas La Monarca, Rocco's Pizza, Spaw 4 Paws Pet Grooming, Massage, Ethiopian Market, Kumon Learning Center, Burn Boot Camp, East Valley Chiropractic, \$5 Tan, Best Brains, Mosaic Dental, and DaVita Kidney Care



### AVERAGE HOUSEHOLD POPULATION

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



### AVERAGE HOUSEHOLD INCOME

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



### TRAFFIC COUNTS

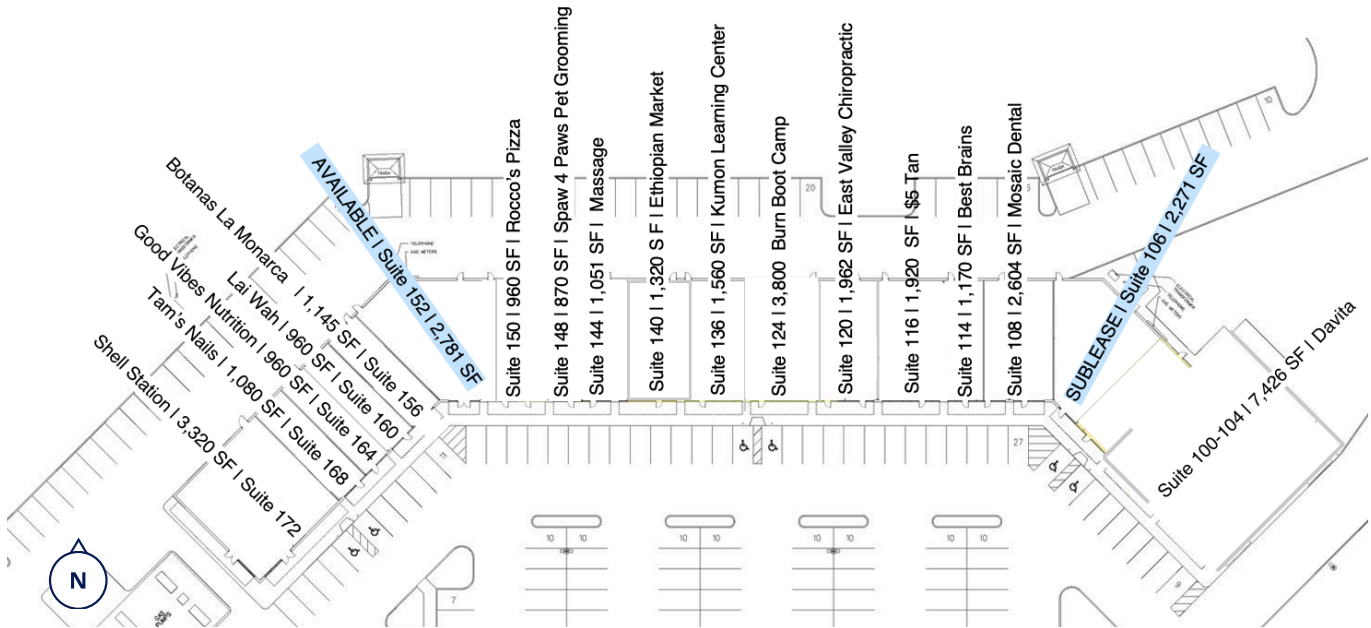
Pilot Knob Road:  
20,000 vpd  
140th Street:  
15,713 vpd

Accelerating success.

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# SITE PLAN



## Building Photo



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