

# APPLE VALLEY PLAZA

15052 Gleason Path, Apple Valley, MN

For Lease



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THE CENTER  
OF RETAIL



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## SPACE AVAILABLE

1,672 SF

## LEASE RATE

Negotiable

## OPERATING EXPENSES

CAM & Insurance: \$7.54

Real Estate Taxes: \$6.48

Total: \$14.02

## NEIGHBORING TENANTS

Panera Bread Co., Pearle Vision, Papa Murphy's, Running Room and Let's Dish

## COMMENTS

- Located on high traffic County Road 42, just east of Cedar Avenue
- Well established retail trade area
- Easy access to site from County Road 42 via Gleason Path and Garrett Avenue



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	13,456	\$78,897	12,921
3 Miles	89,412	\$111,793	23,359
5 Miles	193,834	\$108,449	67,133

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**SYMBOL KEY:**

- CB CATCH BASIN
- CONNECT SIAMESE CONNECTION
- C- CASEMENT FOR PIPELINE & UTILITY
- FIRE FIRE VALVE
- GAS GAS SERVICE
- HYDRANT FIRE HYDRANT
- SIGN COMPLEX SIGN
- TRANS ELECTRICAL TRANSFORMER
- TRASH TRASH RECEPTACLE/ENCLOSURE

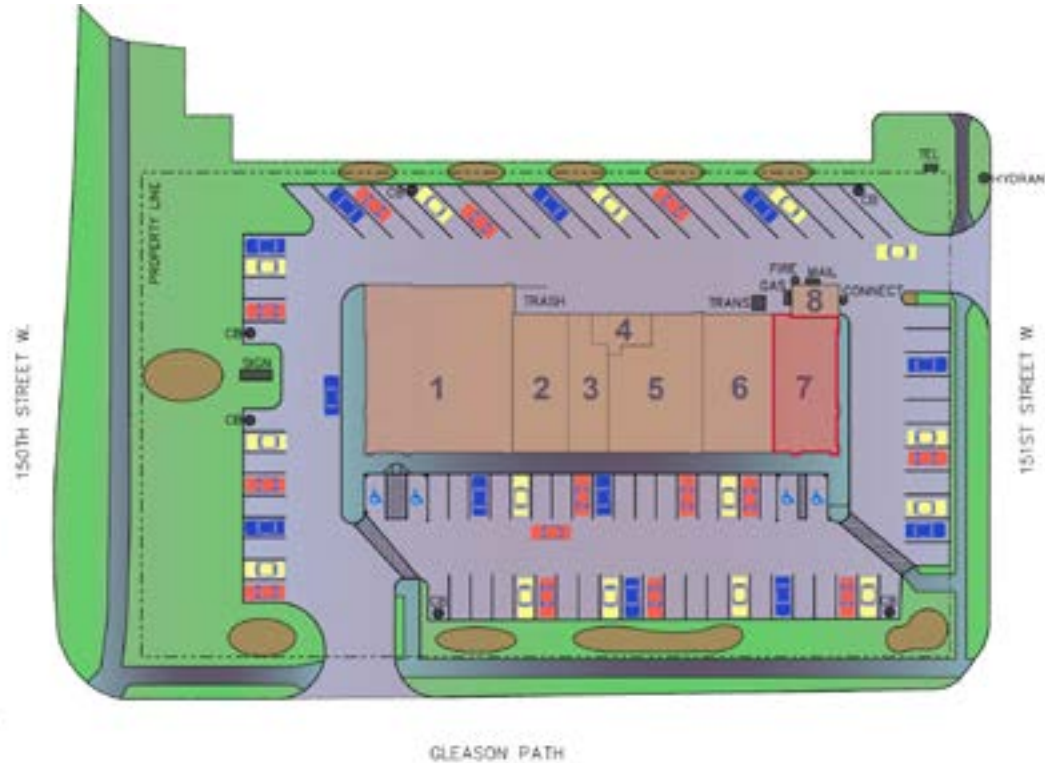
  

KEY	APPLE VALLEY PLAZA	SQ. FT.
1	Suite 101 Panera Bread	4,556
2	Suite 102 Papa Murphy's	1,402
3	Suite 103 Peet's Coffee	1,113
4	Shared Toilet	
5	Suite 103A Let's Dish	2,397
6	Suite 104 Running Room USA	1,855
7	Suite 105 Vacant	1,672
8	Mech Room	

AREA CALCULATIONS *	
PARKING SPACES	88
PARKING LOT	40,014 SF
WALKS**	9,660 SF
LANDSCAPE - GRASS**	28,847 SF
LANDSCAPE - PLANTED** (STONE)	3,137 SF

\*Area Calculations are Approximate  
\*\*Grass and Landscape includes area within Public Property



**Apple Valley Plaza**  
15052 Gleason Path  
Apple Valley, MN 55124

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