

COBBLESTONE LAKE OUTLOT

155th Street W. & Pilot Knob Road | Apple Valley, MN 55124



SALE/LEASE/BTS OPPORTUNITY

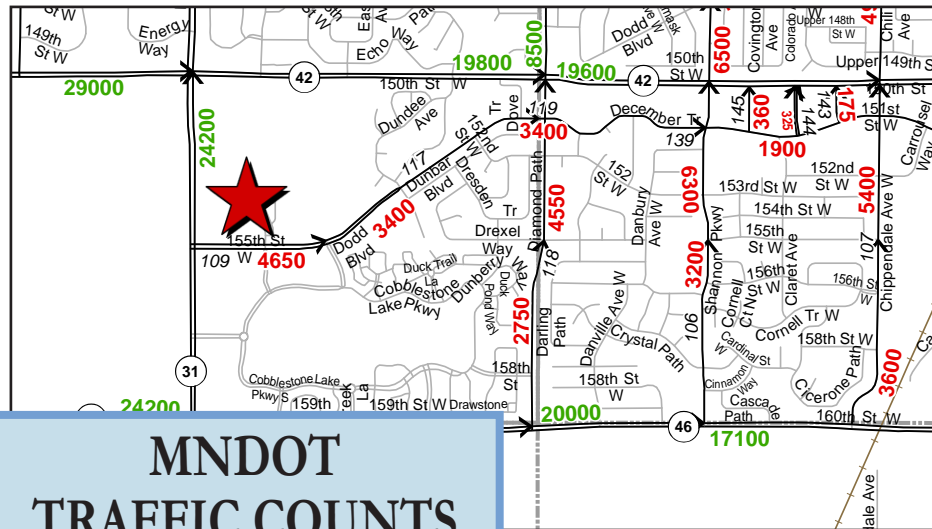
HJ Development is marketing a 3.90-acre land parcel for Sale/Lease/BTS opportunities. Located directly north of Super Target, the site is part of the Cobblestone Lake development. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	6,526	74,501	150,223
Daytime Population:	1,324	23,903	36,085
Households:	2,719	27,403	54,177
Average HH Income:	\$101,434	\$103,098	\$109,308

CURRENTLY AVAILABLE

- 3.90-Acres for Sale/Lease/BTS
- \$2,718,144 Sale Price
- Divisible to 1/2-Acre Parcels
- User Driven Development
- Significant Residential Construction is Underway in the Trade Area
- Area Retailers Include Super Target, Wells Fargo, Fantastic Sams, Pizza Ranch, Orangetheory Fitness & More...



**MNDOT
TRAFFIC COUNTS**

CONTACT INFORMATION

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SALE/LEASE/BUILD-TO-SUIT OPPORTUNITY | APPLE VALLEY

