

RETAIL FOR LEASE

FARMINGTON MARKETPLACE

18450 Pilot Knob Rd, Farmington, MN 55024



OFFERING SUMMARY

AVAILABLE SF:	1,929 SF
LEASE RATE:	Negotiable
LOT SIZE:	3.44 Acres
BUILDING SIZE:	26,781 SF
TRAFFIC COUNT:	26,000 VPD Pilot Knob

PROPERTY OVERVIEW

Established neighborhood retail center with a good mix of co-tenants offering consistent foot traffic. Prime visibility on Pilot Knob Rd, which sees approximately 26,000 VPD traffic count. Located on the Apple Valley/Farmington border surrounded by dense residential housing and strong demographics.

PROPERTY HIGHLIGHTS

- Prime visibility/exposure along Pilot Knob Rd
- Three retail buildings totaling 26,781 SF
- Good tenant mix w/consistent foot traffic
- 26,000 vehicles per day on Pilot Knob Rd
- Established neighborhood center
- Local ownership and management
- 2021 Tax/CAM total: \$9.30 SF/Yr

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SALIENT INFORMATION

18450 Pilot Knob Rd, Farmington, MN 55024



BUILDING INFORMATION

ADDRESS:	18350, 18450, and 18500 Pilot Knob Road, Farmington, MN 55024
BUILDING SIZE:	26,781 Square Feet (Three Buildings)
LOT SIZE:	3.44 Acres
YEAR BUILT:	2002
AVAILABLE SPACE:	1,929 Square Feet - 18450 Building
LEASE RATE:	Negotiable
CAM & R.E. TAX RATE:	\$9.30/SF/Yr (2021)

BUILDING FEATURES

CROSS STREETS:	Pilot Knob Road & Upper 183rd Street West
FLOORS:	One
SIGNAGE:	Building Signage & Pylon Signage
CURRENT SHARED TENANTS:	Farmington Liquors, Subway, Domino's Pizza, and Fantastic Sam's
ACCESSIBILITY:	Parking lot accessible from Pilot Knob Road and Upper 183rd Street West
TRAFFIC COUNT:	26,000 vpd on Pilot Knob Road.
BUILDING AMENITIES:	Locally owned & managed
LOCATION AMENITIES:	188 Parking Spaces Vibrant tenant Mix Located on high traffic road surrounded by dense residential housing

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RETAIL FOR LEASE

18450 PILOT KNOB ROAD - SUITE E

18450 Pilot Knob Rd, Farmington, MN 55024



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
18450 Pilot Knob Suite E	1,929 SF	Net	Negotiable

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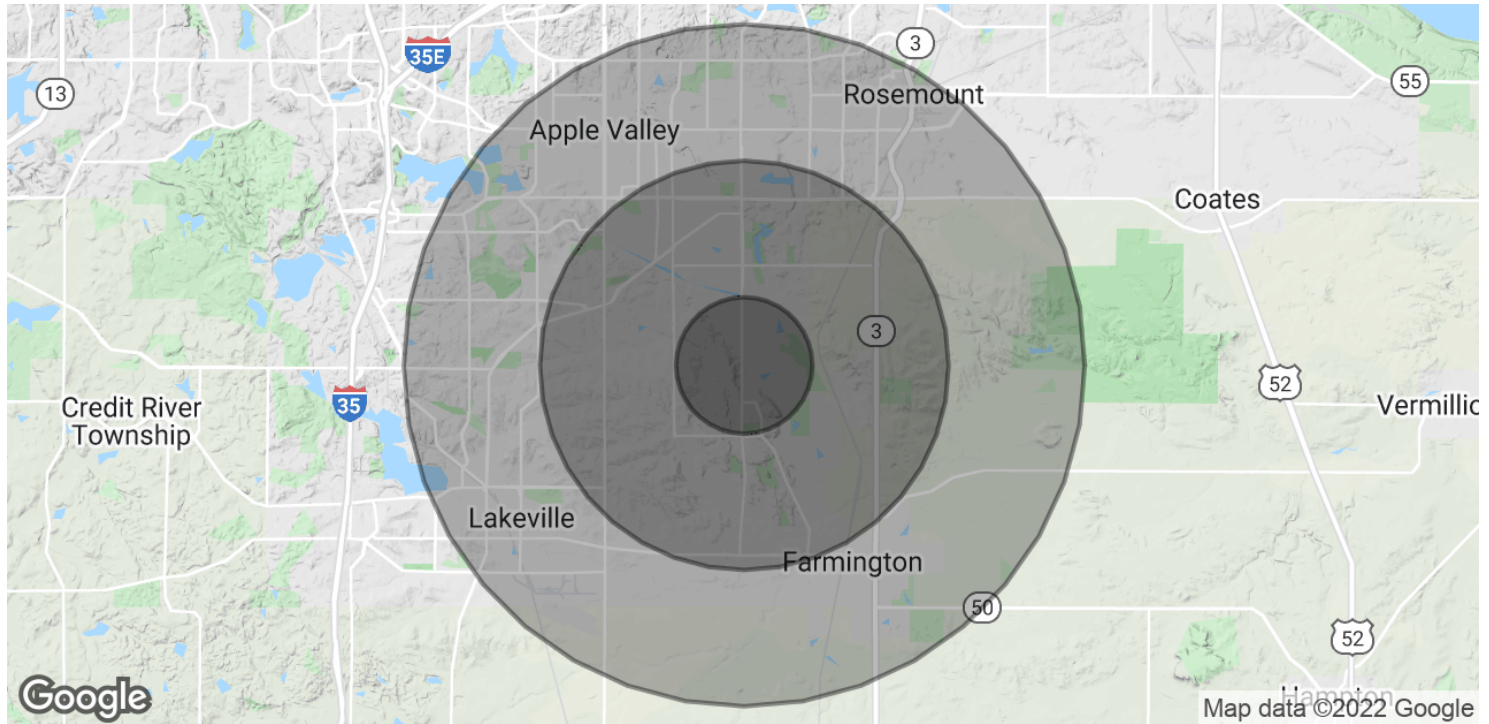


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,007	36,592	109,109
Average age	31.7	32.4	33.9
Average age (Male)	32.2	33.1	33.6
Average age (Female)	31.7	31.9	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,266	12,470	39,051
# of persons per HH	3.2	2.9	2.8
Average HH income	\$90,627	\$88,527	\$87,562
Average house value	\$257,307	\$249,310	\$257,352

* Demographic data derived from 2010 US Census

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