

## RETAIL FOR LEASE

FARMINGTON MARKETPLACE SHOPPING CENTER

18450 Pilot Knob Rd, Farmington, MN 55024



**AVAILABLE SF:** 1,929 SF

**NET LEASE RATE:** Negotiable

**CAM/R.E. TAXES:** \$8.61 PSF: 18350 Building

**BUILDING SIZE:** 26,781 SF

**YEAR BUILT:** 2002

### PROPERTY OVERVIEW

Outstanding neighborhood retail center with a good mix of co-tenants. Prime visibility on Pilot Knob Rd in Farmington with high traffic counts.

### PROPERTY FEATURES

- Apple Valley / Farmington Border
- Three retail buildings totaling 26,781 SF
- Great visibility along Pilot Knob Rd
- Easy access
- 188 parking spaces
- Local ownership and management
- Good tenant mix
- 24,800 vehicles per day on Pilot Knob Rd.

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# SALIENT INFORMATION

18450 Pilot Knob Rd, Farmington, MN 55024



## BUILDING INFORMATION

<b>ADDRESS:</b>	18350, 18450 and 18500 Pilot Knob Rd, Farmington, MN 55024
<b>BUILDING SIZE:</b>	26,781 Square Feet
<b>LOT SIZE:</b>	3.44 Acres
<b>YEAR BUILT:</b>	2002
<b>AVAILABLE SPACE:</b>	2,062 Square Feet
<b>LEASE RATE:</b>	Negotiable
<b>CAM &amp; R.E. TAX RATE:</b>	\$8.61 PSF: 18350 Building \$9.30 PSF: 18450 & 18500 Buildings

## BUILDING FEATURES

<b>CROSS STREETS:</b>	Pilot Knob Rd & Upper 183rd St. West
<b>FLOORS:</b>	One Floor
<b>SIGNAGE:</b>	Building signage and Pylon Signage
<b>CURRENT SHARED TENANTS:</b>	Farmington Liquors, Subway, Domino's Pizza and Fantastic Sam's
<b>ACCESSIBILITY:</b>	Parking lot accessible from Pilot Knob Rd & Upper 183rd St. West
<b>TRAFFIC COUNT:</b>	24,800 VPD on Pilot Knob Rd.
<b>BUILDING AMENITIES:</b>	Locally owned & managed
<b>LOCATION AMENITIES:</b>	188 parking spaces Fantastic tenant mix Located on high traffic road surrounded by dense residential housing

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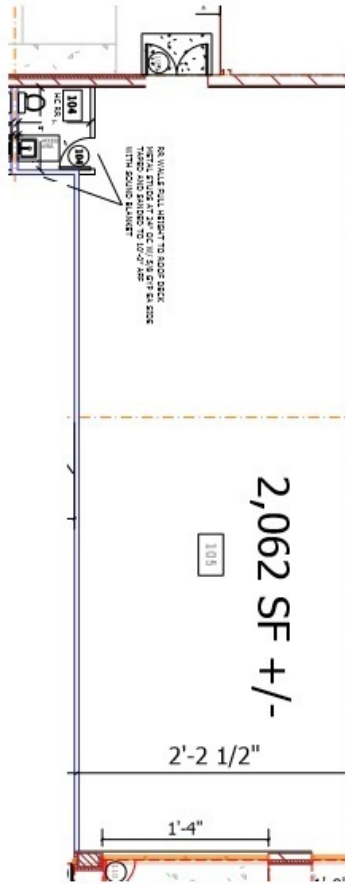
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SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
18500 Pilot Knob Rd	\$8.61/SF	Net	5,066 SF	Leased
18450 Pilot Knob Suite E		Net	1,929 SF	VACANT

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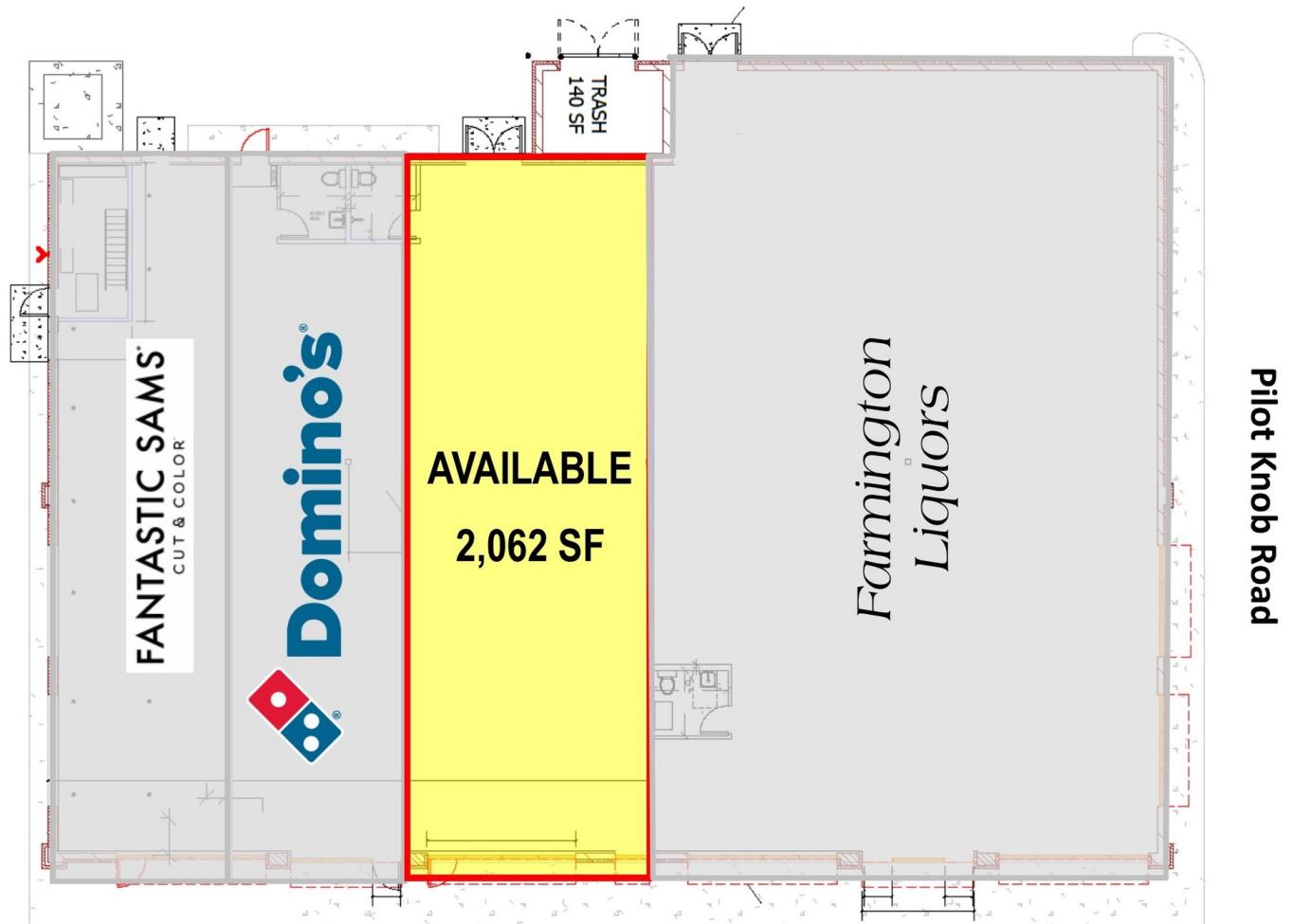
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## RETAIL FOR LEASE

# 18350 FLOOR PLAN

18450 Pilot Knob Rd, Farmington, MN 55024



**Upper 183rd Street West**

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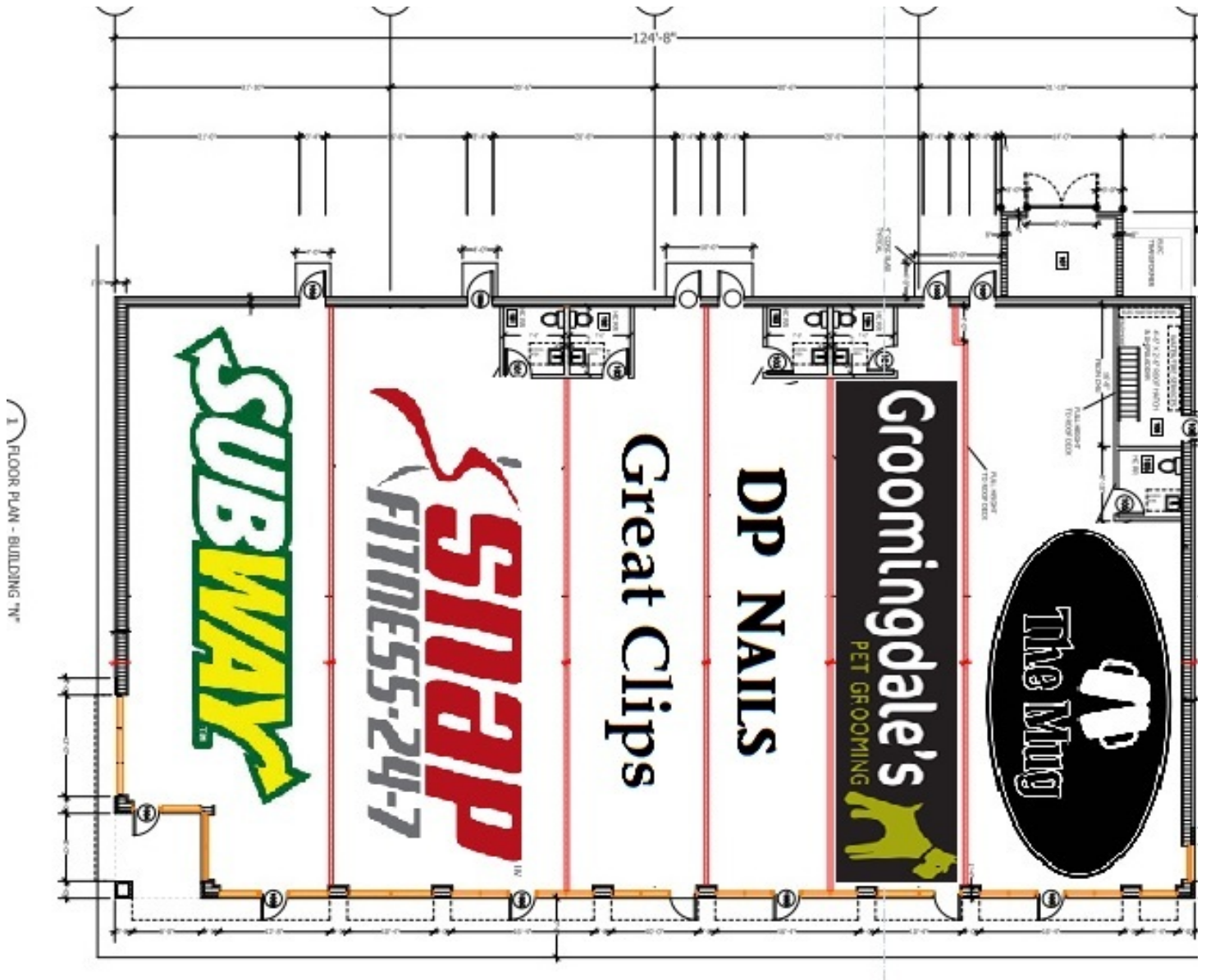
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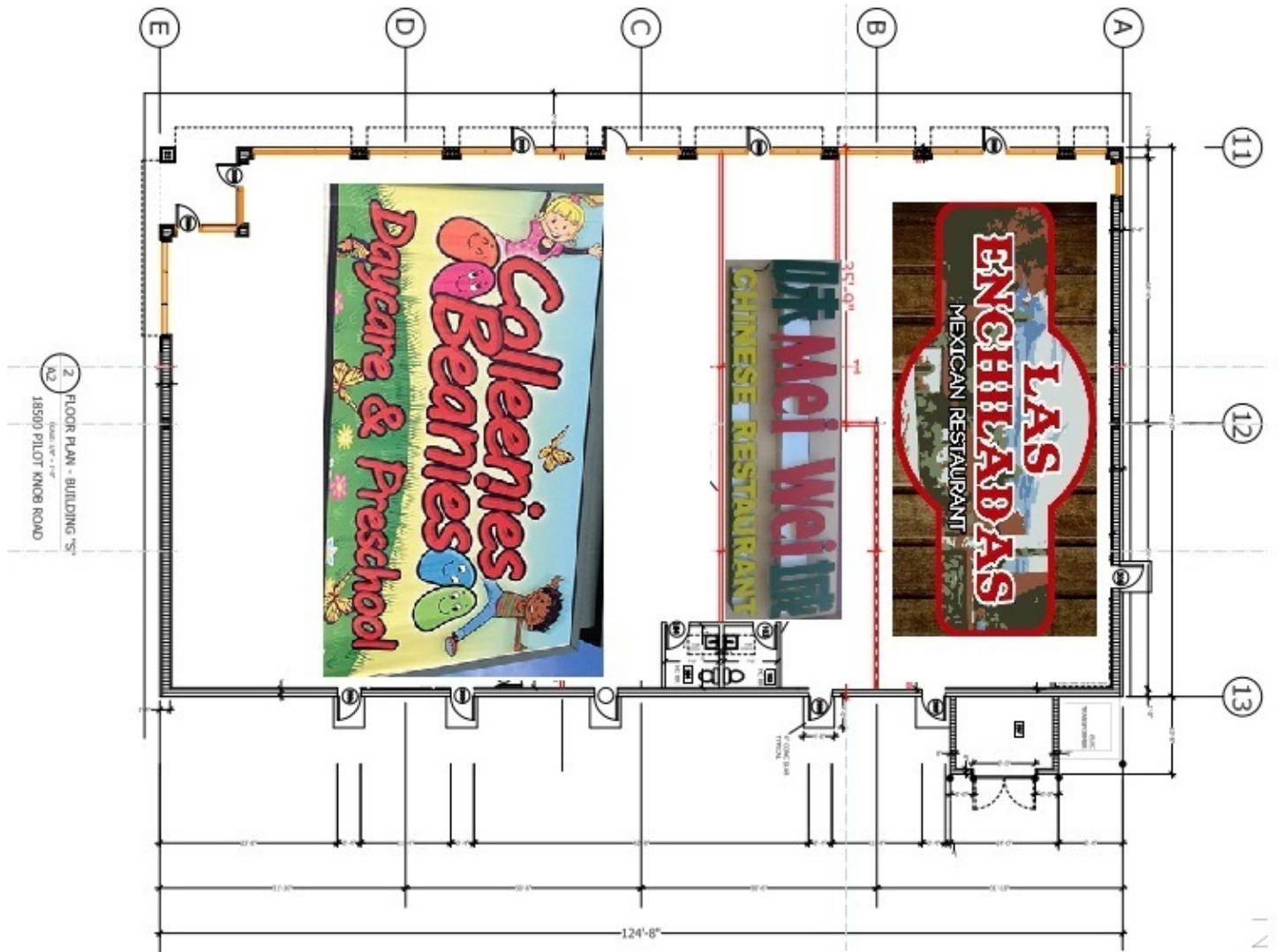
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## RETAIL FOR LEASE

# 18500 FLOOR PLAN

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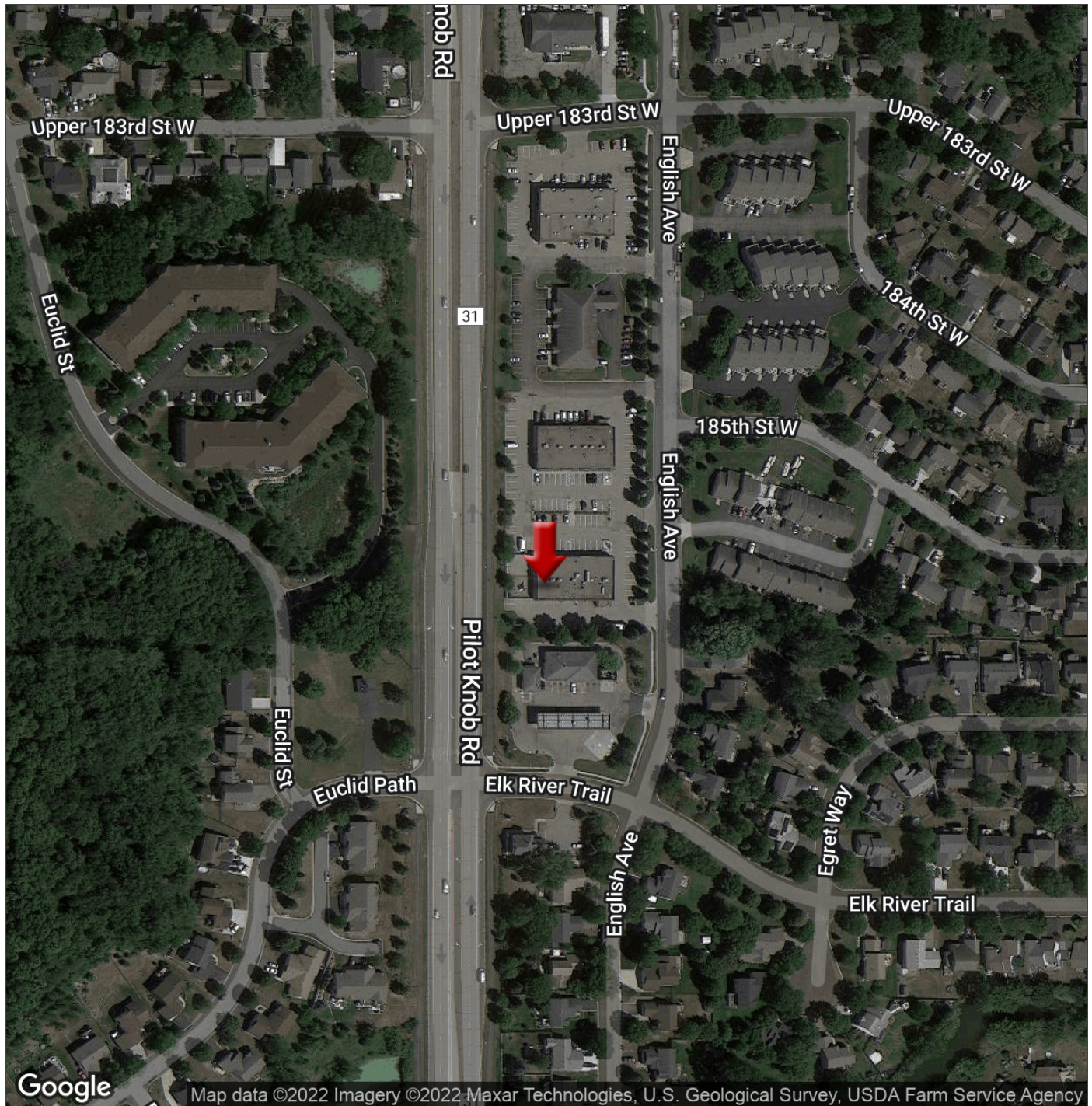
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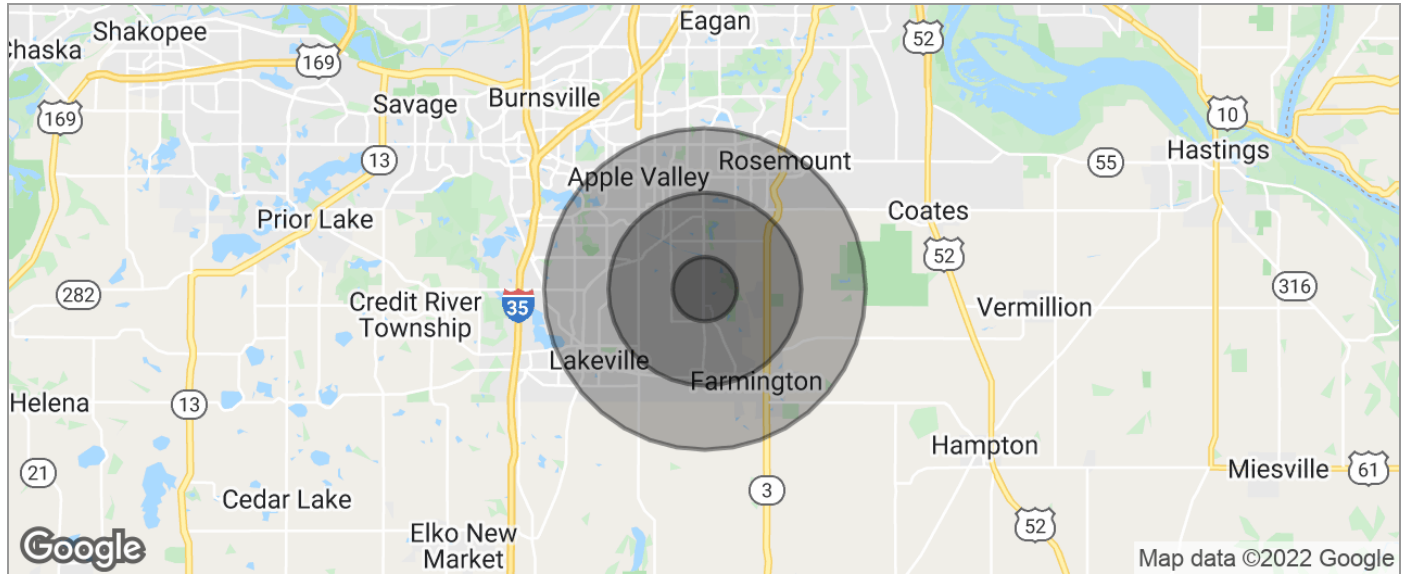
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,007	36,592	109,109
MEDIAN AGE	31.7	32.4	33.9
MEDIAN AGE (MALE)	32.2	33.1	33.6
MEDIAN AGE (FEMALE)	31.7	31.9	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,266	12,470	39,051
# 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
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.3%	88.0%	87.2%
% BLACK	0.7%	2.7%	3.9%
% ASIAN	4.2%	4.5%	4.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	2.7%	2.3%	1.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.5%	4.1%	2.8%

\* Demographic data derived from 2010 US Census

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