

BUILD-TO-SUIT RETAIL FOR LEASE

58XX Neal Avenue North, Oak Park Heights, MN 55082



KW COMMERCIAL
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Apple Valley, MN 55124

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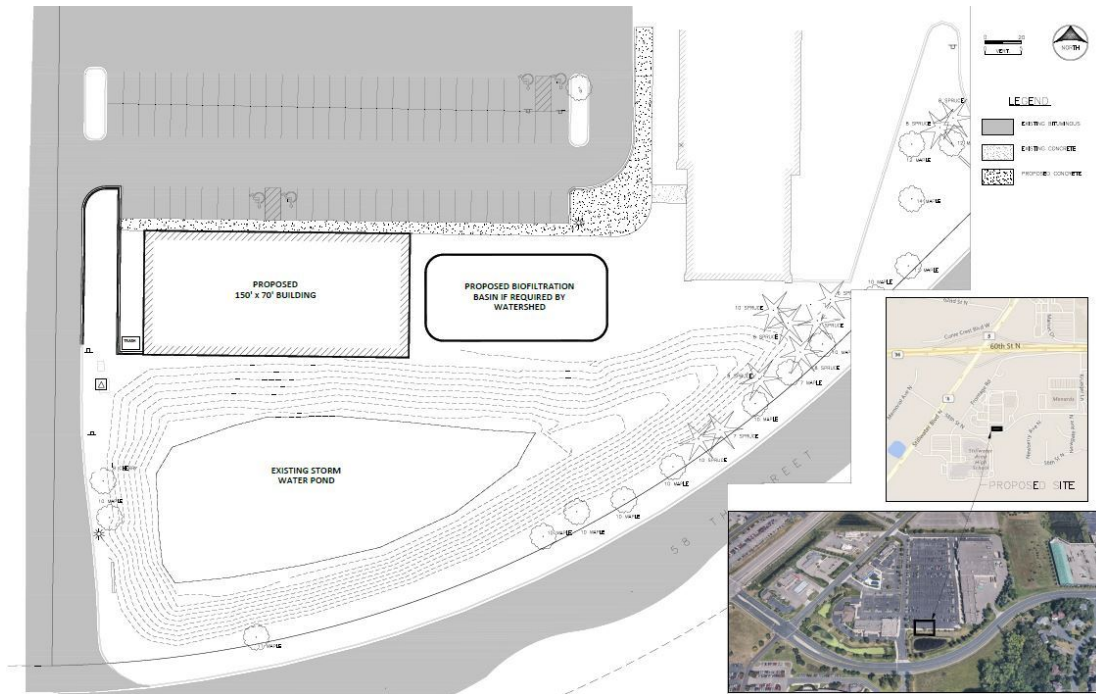
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Proposed	B-T-S Retail	CONTACT AGENT	NNN	1,800 - 10,500 SF	VACANT

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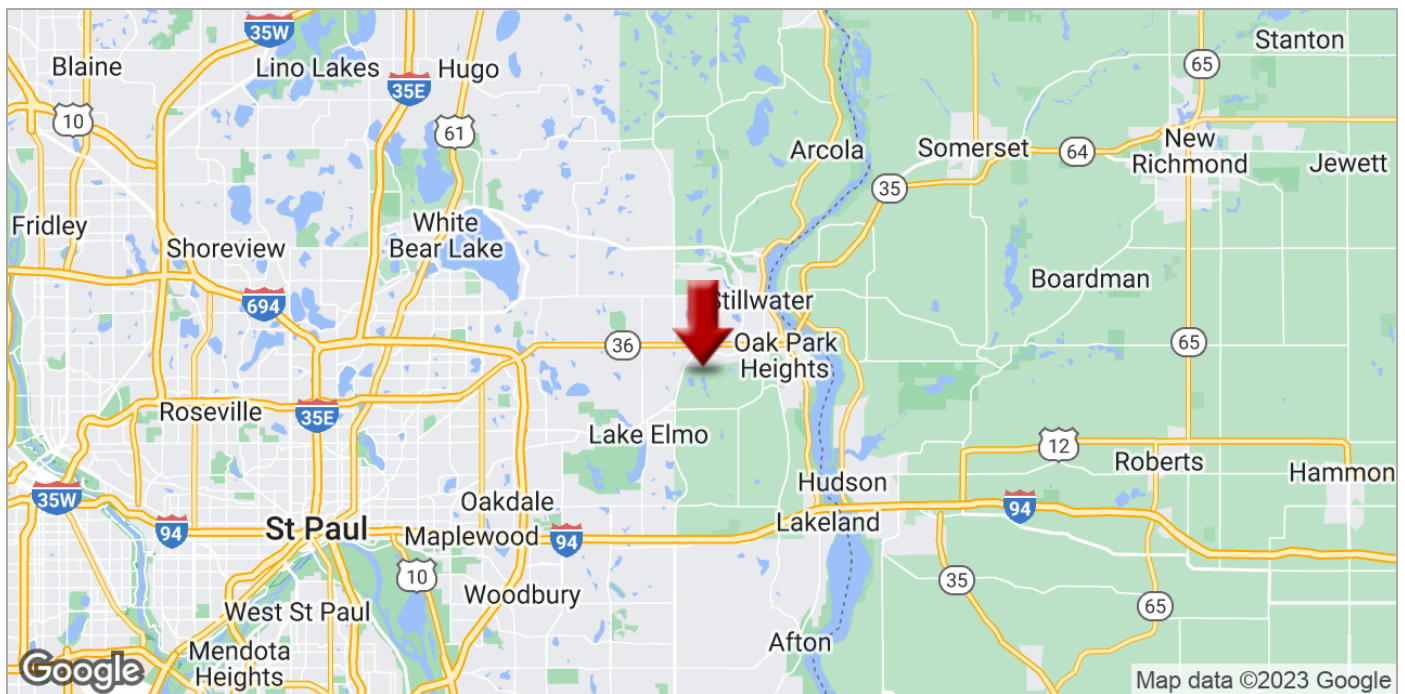
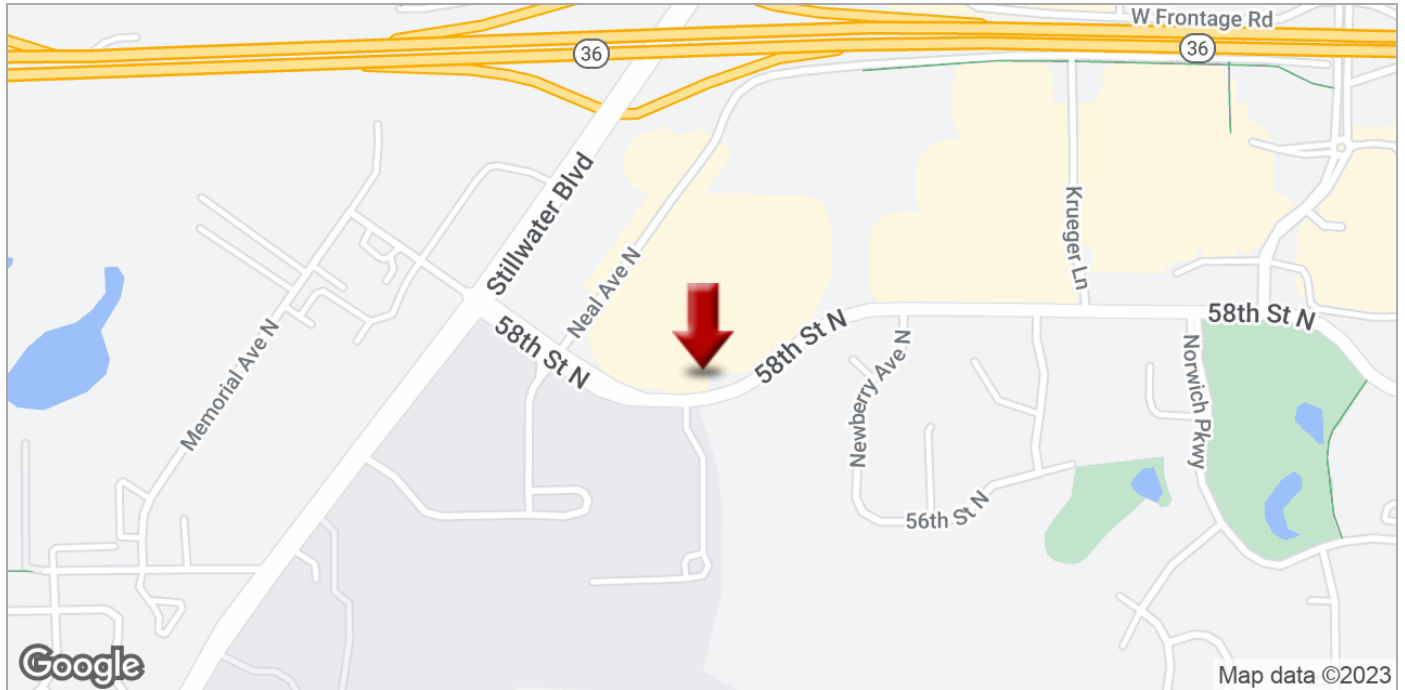
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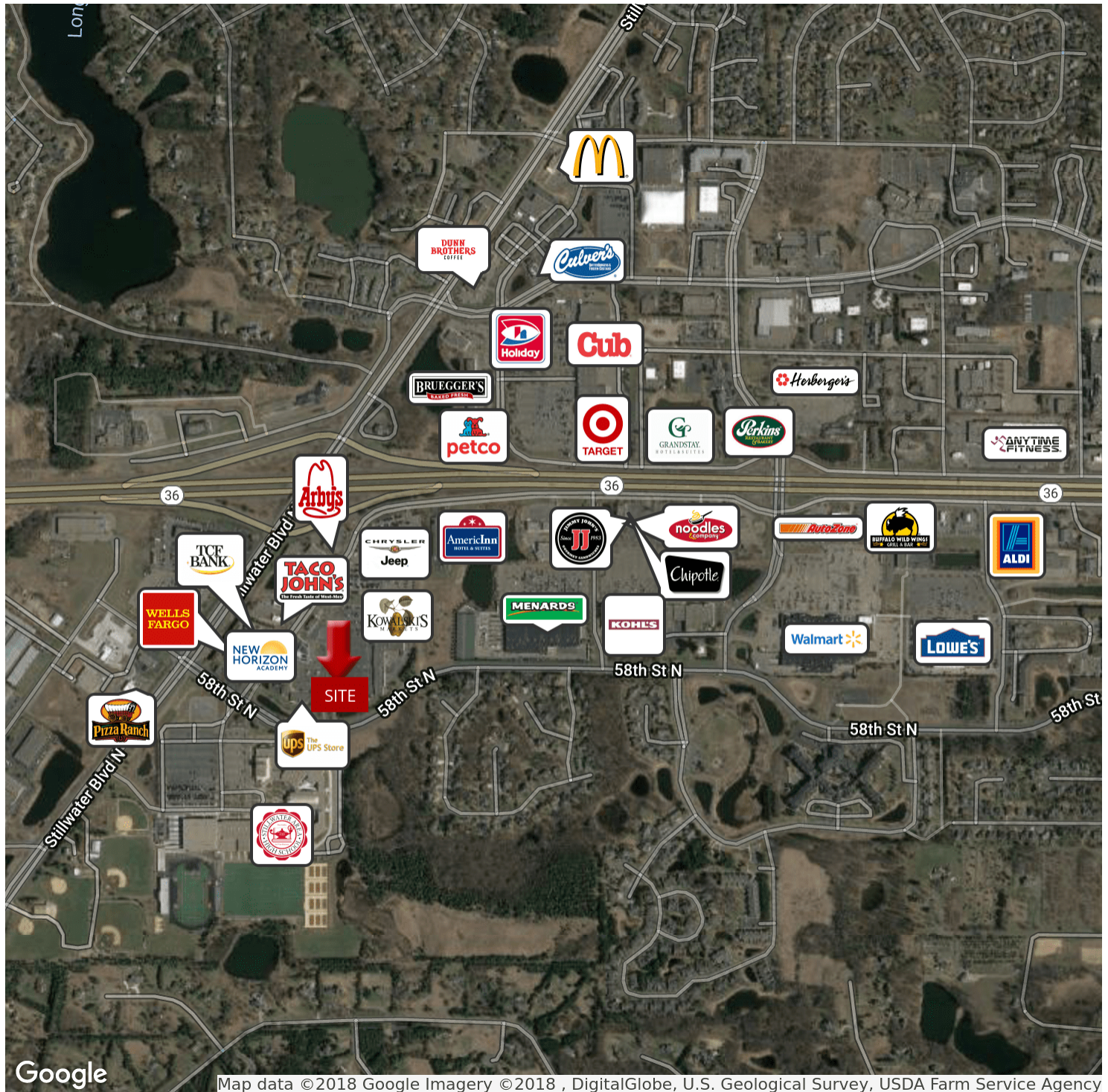
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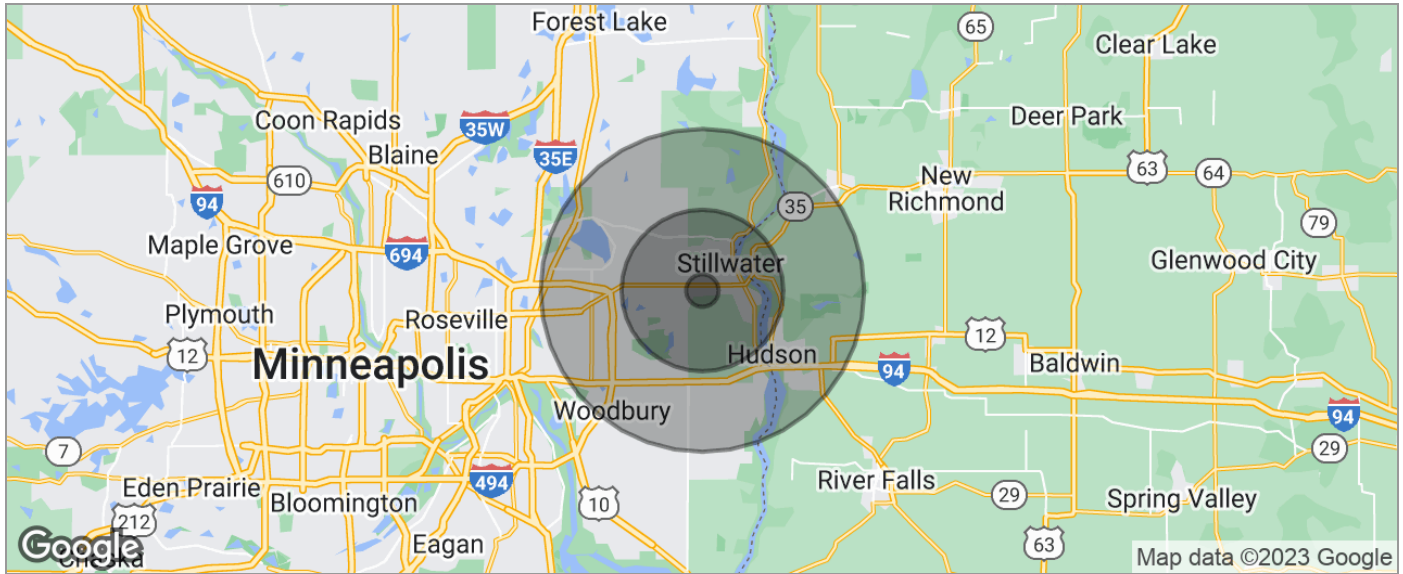
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,131	47,038	184,052
MEDIAN AGE	40.2	41.6	39.3
MEDIAN AGE (MALE)	39.7	40.7	38.1
MEDIAN AGE (FEMALE)	40.9	42.6	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,164	18,103	69,840
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$106,631	\$100,382	\$99,885
AVERAGE HOUSE VALUE	\$349,173	\$349,800	\$341,672
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.4%	93.8%	90.3%
% BLACK	0.3%	1.2%	2.5%
% ASIAN	1.4%	2.3%	4.5%
% HAWAIIAN	0.5%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.1%	0.3%	0.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.1%	1.2%	2.3%

* Demographic data derived from 2020 ACS - US Census

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