

## RETAIL LAND FOR SALE

# CVS OUTLOT

15035 Dove Trail, Apple Valley, MN 55124



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$600,000
<b>LOT SIZE:</b>	1.1 Acres
<b>ZONING:</b>	Commercial
<b>TRAFFIC COUNT - VPD:</b>	27,300
<b>LEGAL DESCRIPTION:</b>	Prairie Crossing Commercial 2nd Addition, Lot 1, Block 1

### PROPERTY OVERVIEW

Retail Development Site for two 5,000 SF buildings with drive-thru possibility

### LOCATION OVERVIEW

Located at County Road 42 and Diamond Path with excellent visibility and easy access

### PROPERTY HIGHLIGHTS

- Ready for construction
- Parking lot in place
- Utilities stubbed to site

**KW COMMERCIAL**  
14800 Galaxie Avenue, Suite 100  
Apple Valley, MN 55124

**TOM BAKER, CCIM**  
Senior Director  
O: 651.262.1100  
C: 952.890.3200  
tom.baker@kwcommercial.com  
MN #83134 - WI #51893-90

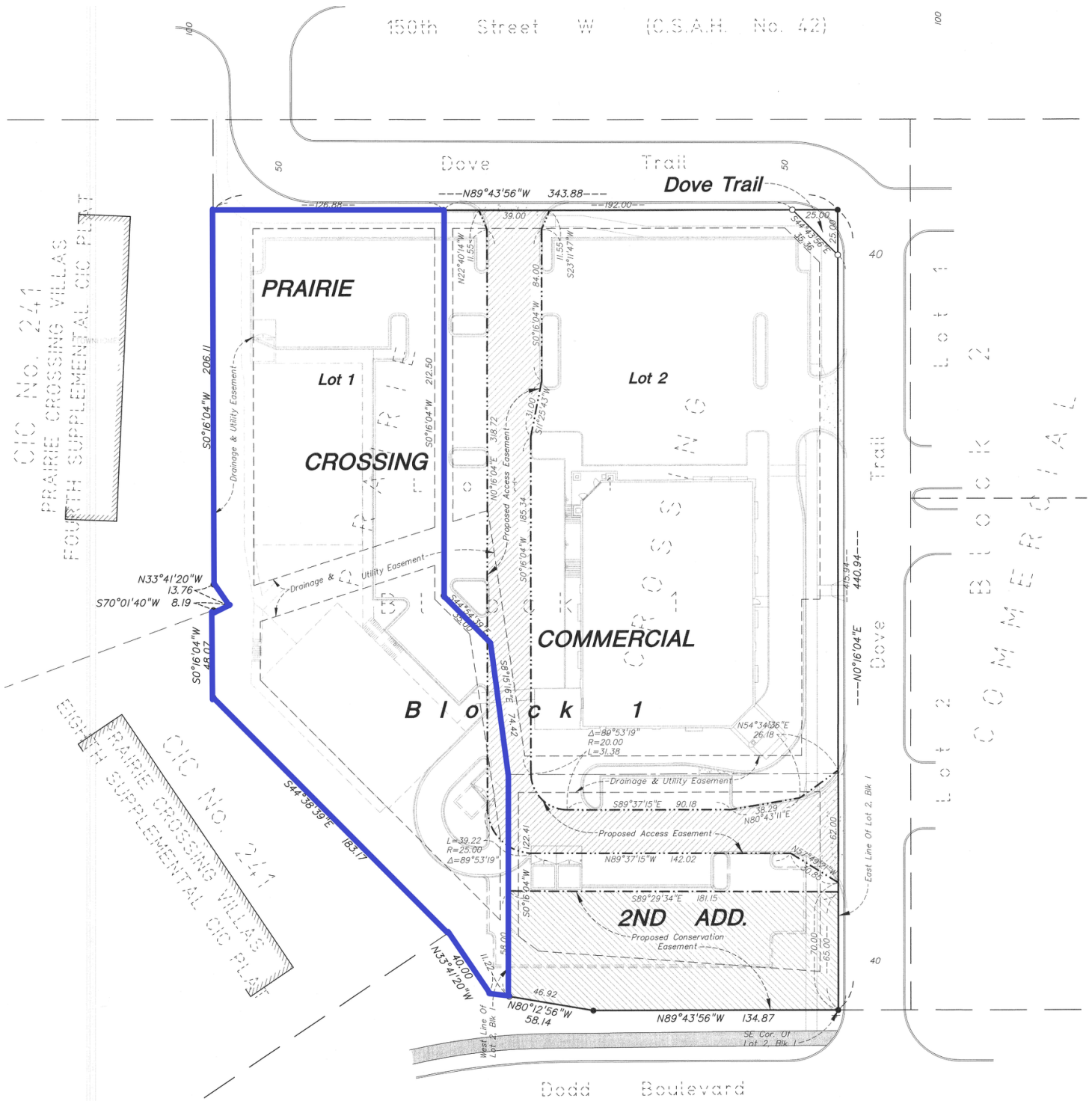
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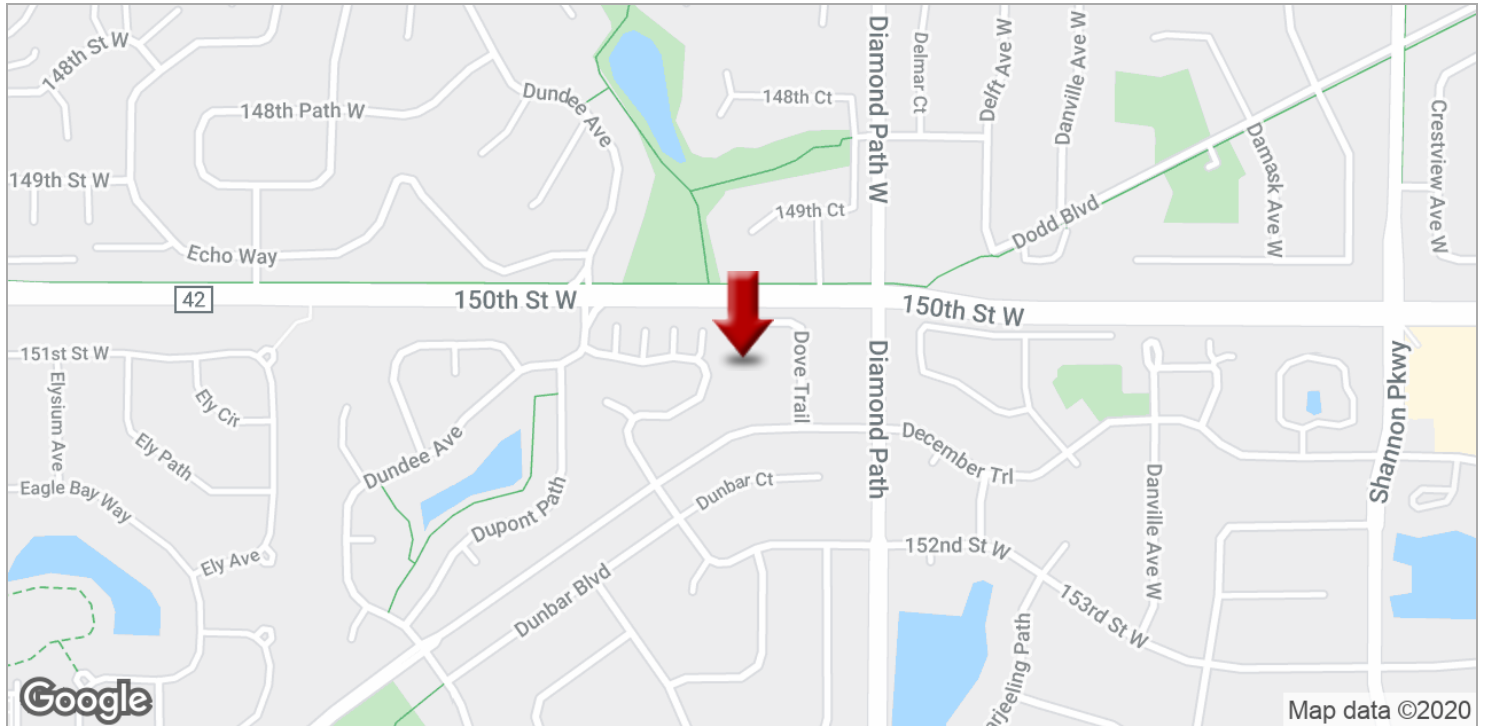
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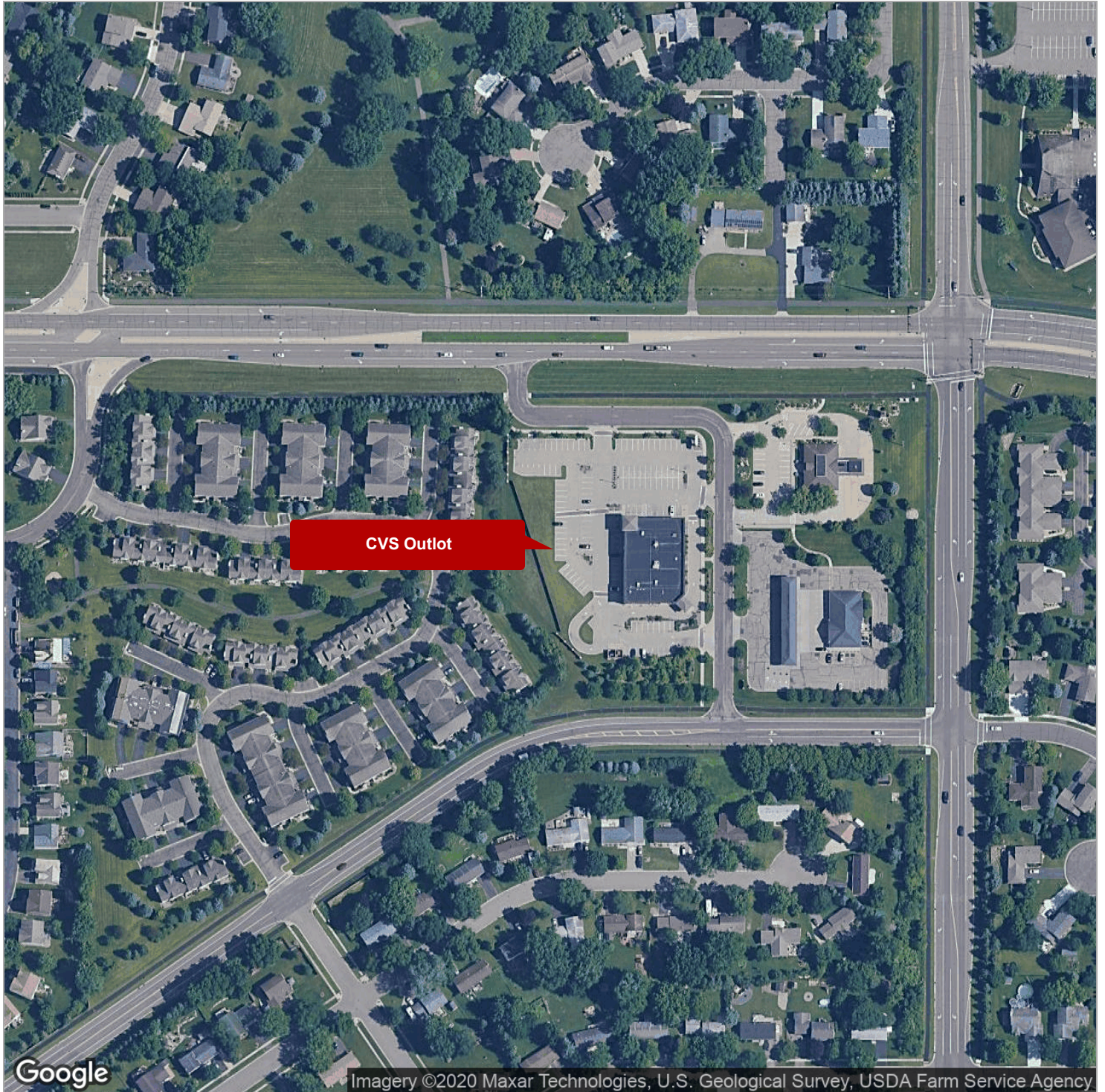
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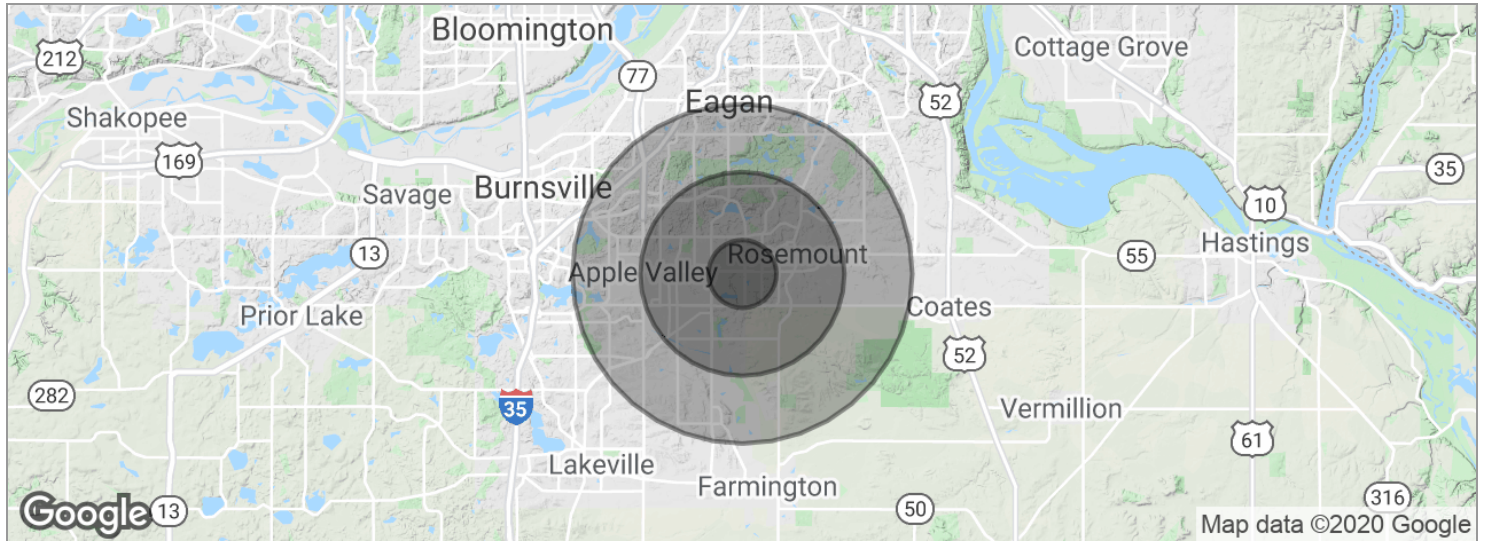
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,351	58,353	132,469
Median age	34.6	35.5	35.5
Median age (male)	34.2	34.8	34.7
Median age (Female)	35.2	36.0	36.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,343	21,246	47,914
# of persons per HH	2.6	2.7	2.8
Average HH income	\$85,575	\$93,337	\$94,838
Average house value	\$250,379	\$259,824	\$273,632

*\* Demographic data derived from 2010 US Census*

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