

GRANADA CENTER

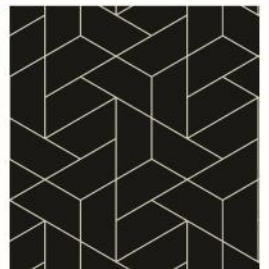
7701-7721 147TH ST W, APPLE VALLEY, 55124

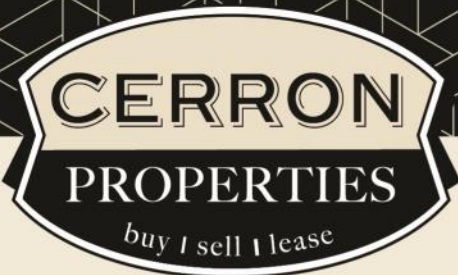


FOR LEASE | RETAIL / OFFICE SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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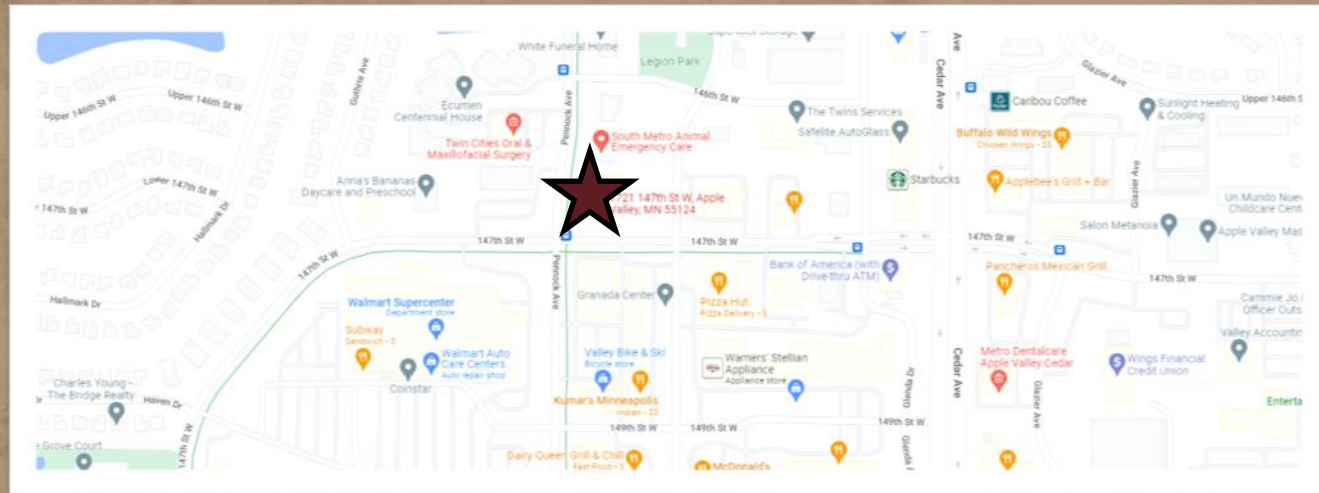
■ PROPERTY HIGHLIGHTS

- One Suite Available #7709 —
Approx. 1,100 SF (open space)
- Single Story Building
- Dakota Co. PID# 01-81200-04-010
- Located in the Granada Center
Complex, at the intersection of
147th St W and Pennock Avenue
- Great visibility, in the heart of Apple
Valley's commercial / shopping area
including neighbors: Rascal's Bar &
Grill, Taste of Thaiyai, Thai Express,
and more!

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FOR LEASE | OFFICE SUITES



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
Please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

SUMMARY

GRANADA CENTER

7701-7721 147TH ST W, APPLE VALLEY, 55124



LEASE RATE:

■ Suite 7709 (Open Space)
 Lease Rate: \$11.00/SF Base
 + \$6.50/SF OP/EX
 = \$1,605/month (+ utilities)

TRAFFIC COUNTS:

- 9,572 vpd @ 147th St W and Pennock Avenue
- 35,421 vpd @ CR-42 and Cedar Avenue
- 8,079 vpd @ 147th St W and Glenda Drive

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,944	51,259	125,921
Median HH Income	\$58,924.20	\$87,170.09	\$89,338.13
Avg HH Income	\$64,599.00	\$93,102.91	\$95,081.64

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PHOTOS



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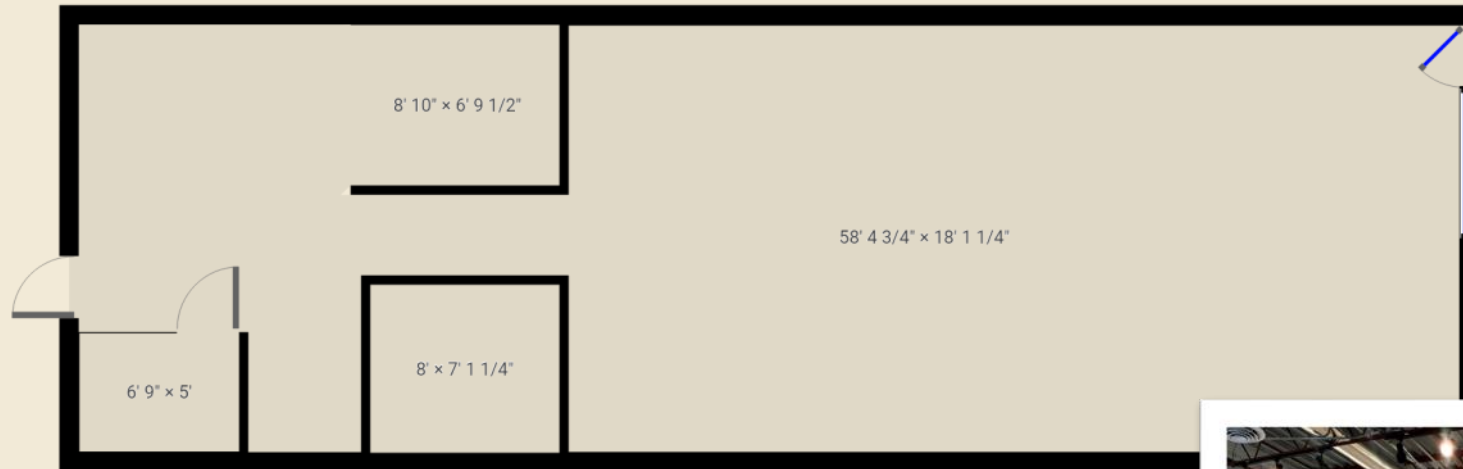


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FLOOR PLAN—7709



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let's get started!

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