

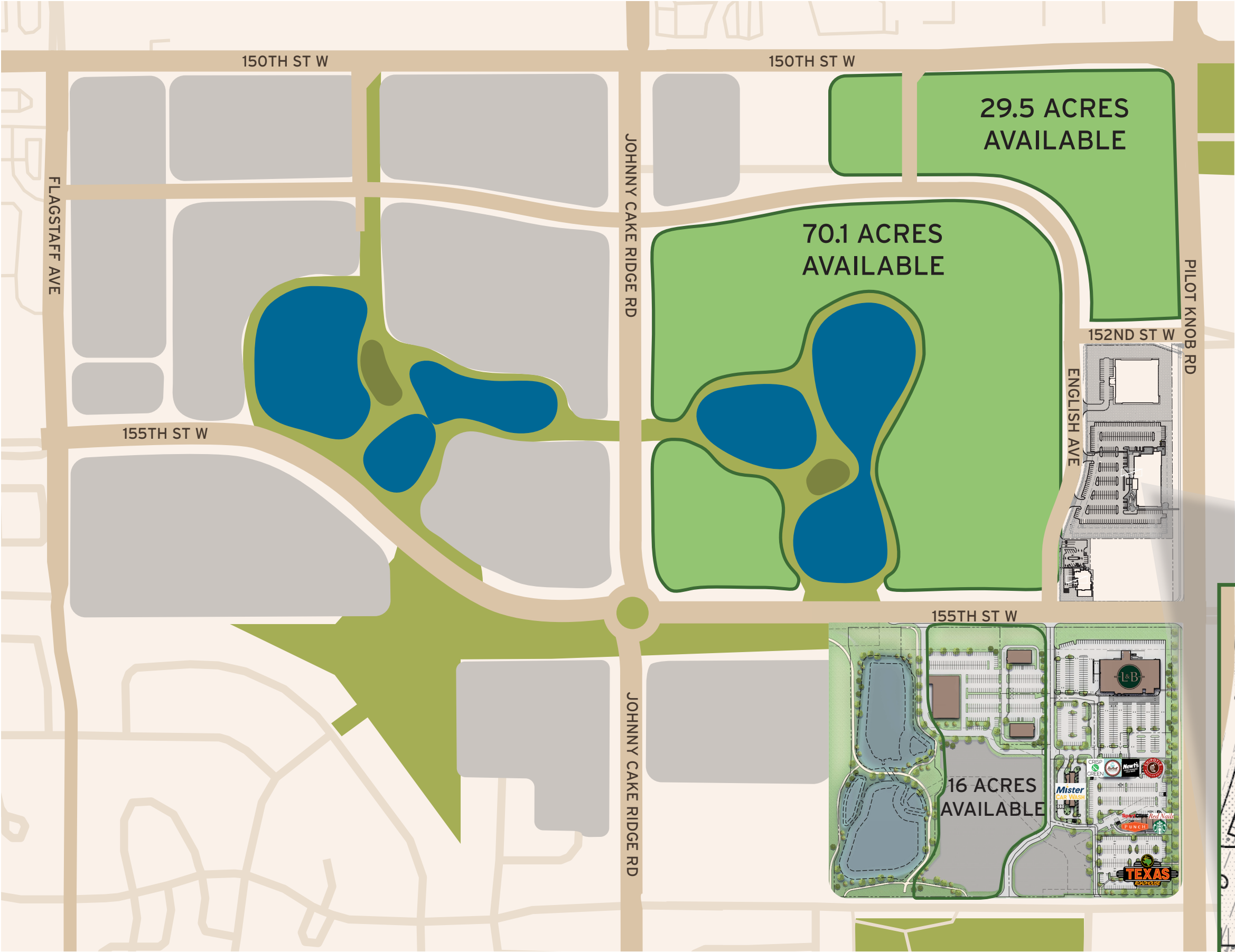
ORCHARD PLACE™



MEDICAL OFFICE | UP TO 250,000 SF | PILOT KNOB & 155TH ST, APPLE VALLEY, MN 55124

 TRANSWESTERN

PROJECT SPECIFICATIONS

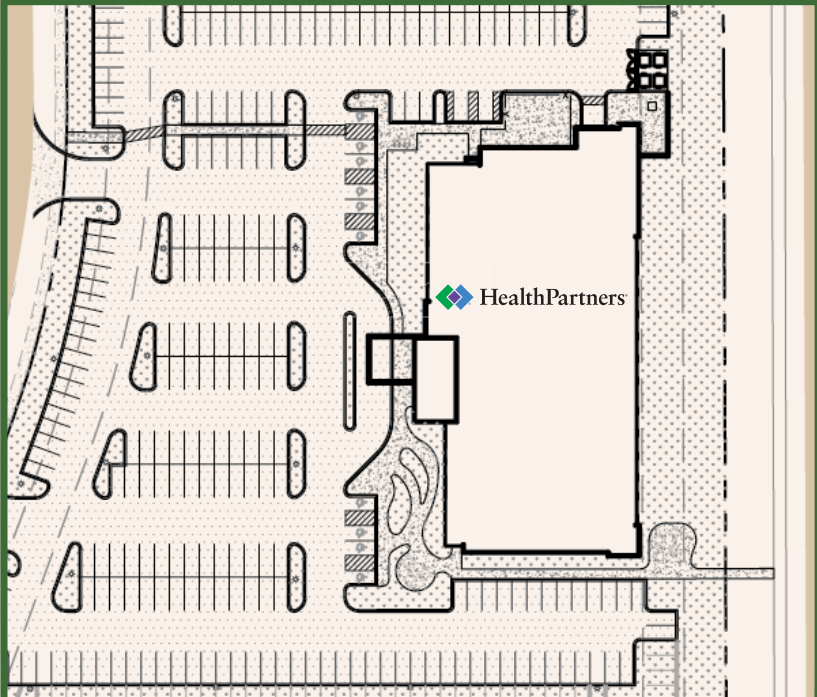


Project Information

Orchard Place is a 150-acre mixed-use development located on Pilot Knob Road between 150th and 155th Streets. Significant residential and commercial development continues in this highly sought-after area with the recent announcement of HealthPartners relocating their family medicine, pediatrics, obstetrics, allergy and cardiology care to a new 56,000 square foot building. Divisible to 1-acre parcels available for lease or build-to-suit, it makes Orchard Place a prime location for medical office users of all sizes.

Project Summary

- Building Size: Up to 250,000 SF
- Number of Stories: 2
- Available Space: 5,000 - 250,000 SF
- Lease Rate: Negotiable
- Operating Expenses & Taxes: TBD
- Parking Ratio: 6.00 / 1,000 SF



The map illustrates the Pulte Orchard Place development, a large residential project situated between 150th St W and 160th St W, and Pilot Knob Rd and Diamond Path W. The development is shown as a large green area with blue water features. Surrounding the development are various commercial and residential areas, including Courtland Square & Orchard Square Senior Living Development to the north, Cobblestone Lake Development to the east, and Orchard Path Senior Living Development to the south. The map also shows existing businesses and services in the area, such as Target, Best Buy, CVS, Home Depot, and many others. A north arrow is located in the top right corner.

65 RETAIL STORES

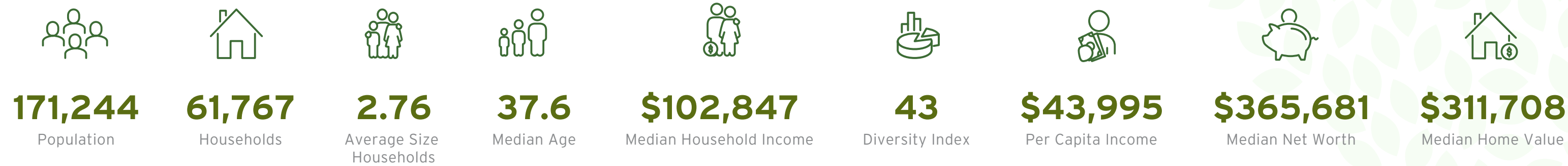
42 RESTAURANTS

5,871 SINGLE FAMILY HOUSES

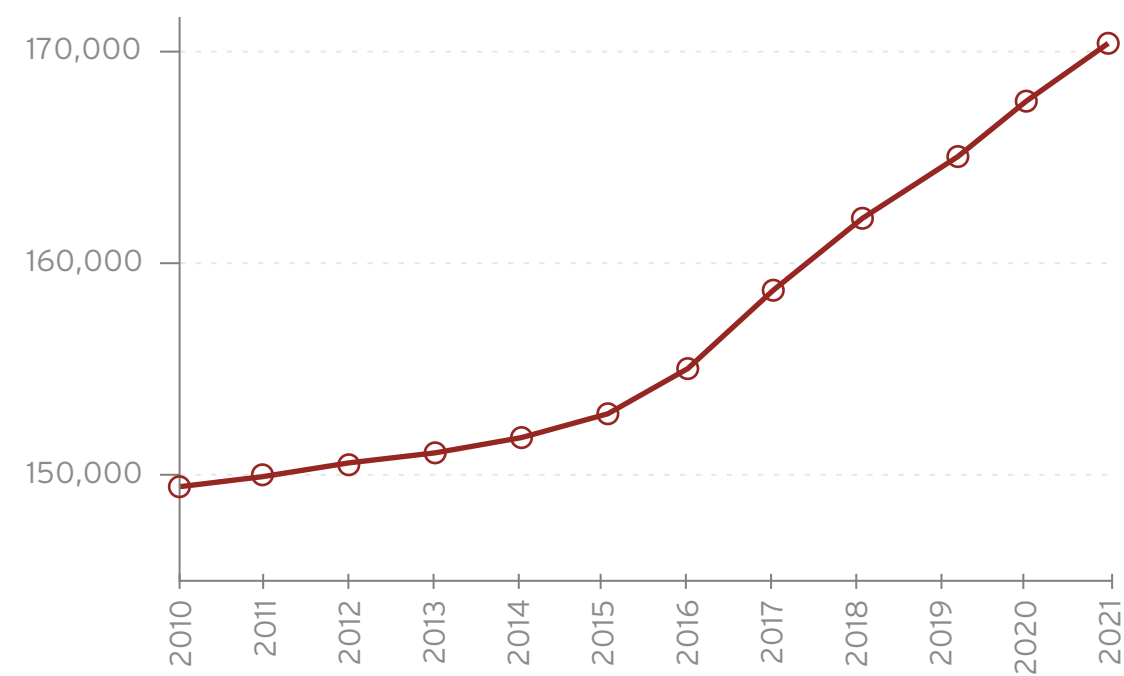
11 APARTMENT COMPLEXES

AREA DEMOGRAPHICS

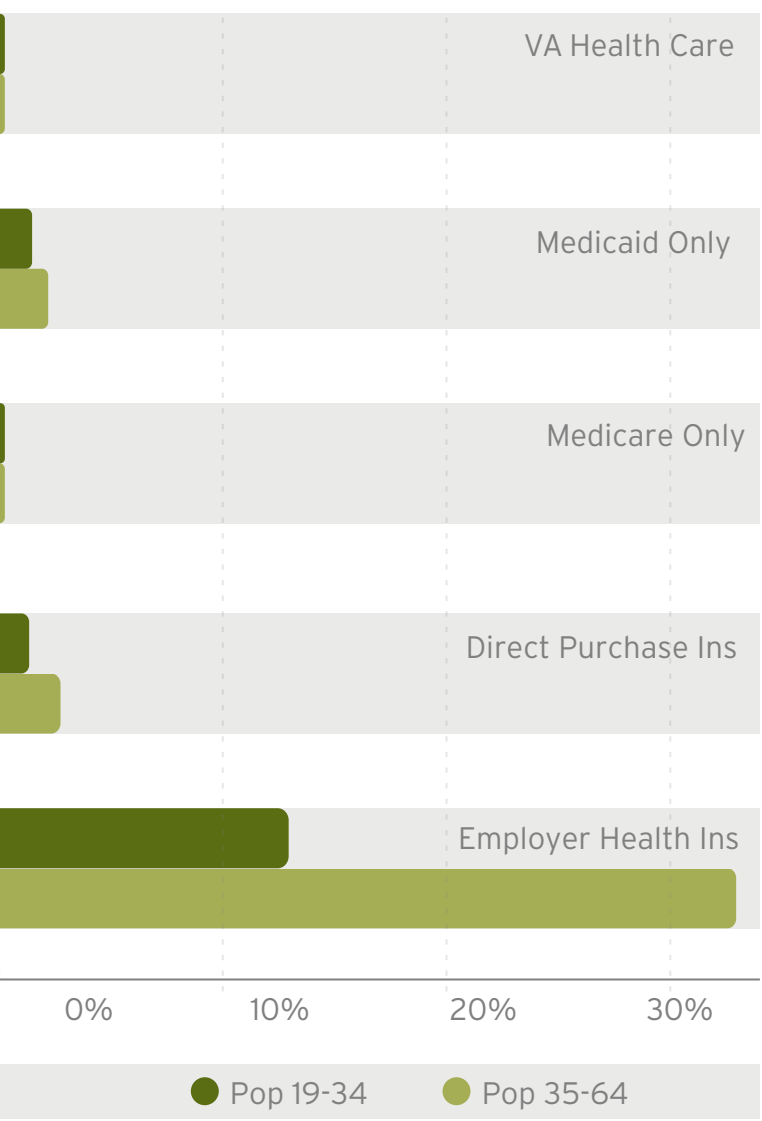
Key Facts



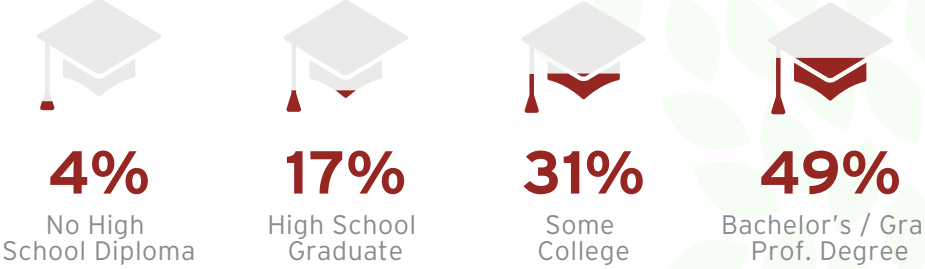
Historical Trends: Population



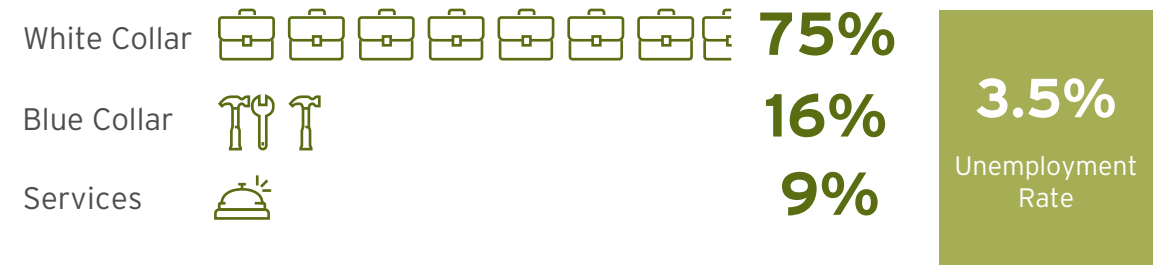
Health Insurance Coverage (ACS)



Education



Employment



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,441.5
Medicare Payments	\$887.3
Physician Services	\$347.0
Dental Services	\$525.3
Eyecare Services	\$90.9
Lab Tests / X-rays	\$91.5
Hospital Room & Hospital Service	\$272.3
Convalescent / Nursing Home Care	\$38.6

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2015-2019, 2021, 2026.

ORCHARD PLACE™



 **hj development**

FRANK RICHIE
612.359.1674
frank.richie@transwestern.com

TRINETTE WACKER
612.372.1230
trinette.wacker@transwestern.com

BRETT DRAXLER
612.359.1692
brett.draxler@transwestern.com

 **TRANSWESTERN**