

ORCHARD PLACE™



MEDICAL OFFICE | UP TO 100,000 SF | PILOT KNOB & 155TH ST, APPLE VALLEY, MN 55124

 TRANSWESTERN

PROPERTY SPECIFICATIONS

Building Information

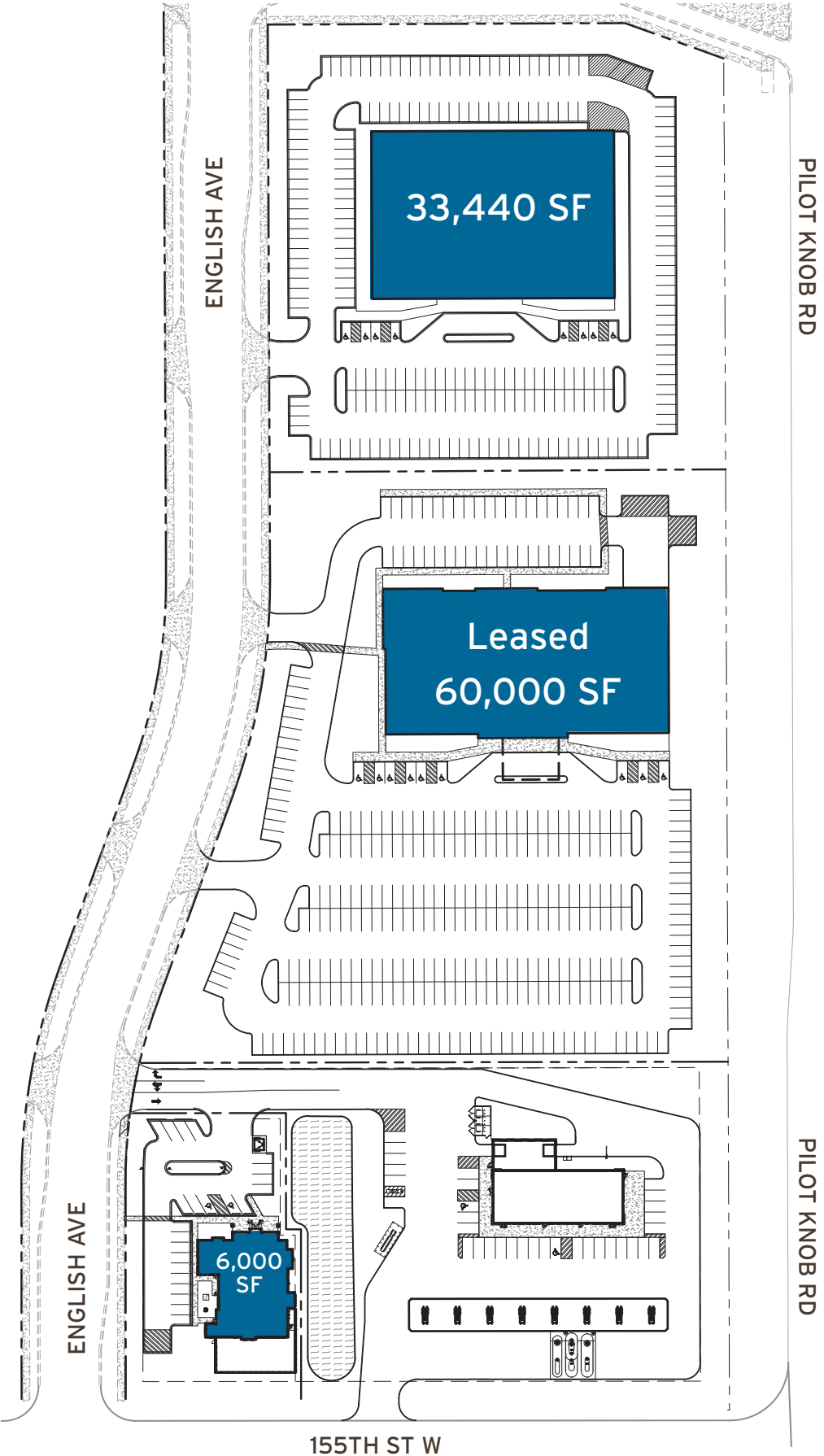
Orchard Place is a 46-acre development located on Pilot Knob Road between 150th and 155th Streets. Significant residential and commercial development continues in this highly sought-after area making this a prime location for medical office.

Property Summary

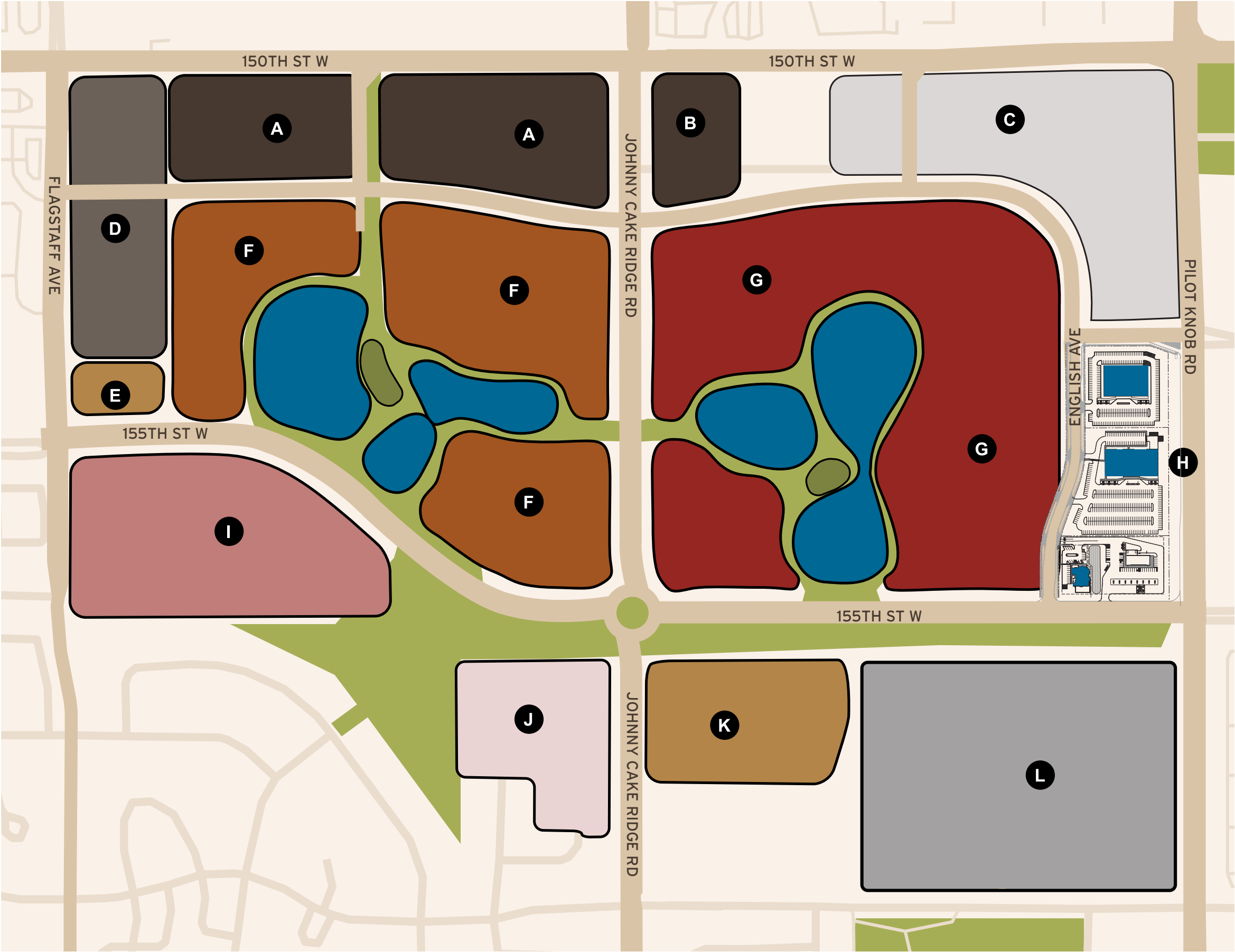
- **Building Size:** Up to 100,000 SF
- **Number of Stories:** 2
- **Available Space:** 5,000 - 100,000 SF
- **Lease Rate:** Negotiable
- **Operating Expenses & Taxes:** TBD
- **Parking Ratio:** 6.00 / 1,000 SF

Property Amenities/Highlights

- Significant residential construction in immediate area
- High-end retail trade area with many restaurants and shops within walking distance
- Excellent visibility along Pilot Knob
- Access to easy patient drop off
- Excellent access to public transportation



A PRIME LOCATION



SITE INTENDED LAND USE

- A. Office, Hotel, Medical, Commercial Retail
- B. Office, Hotel, Medical, Commercial Retail
- C. Office, Hotel, Medical
- D. Office, Medical, Commercial Retail
- E. Multi-Family Residential, Senior Housing
- F. Office, Industrial, Medical
- G. Office, Office Campus, Medical, Industrial, Commercial Retail
- H. Office, Hotel, Medical, Commercial Retail
- I. Single Family Residential
- J. Single Family Residential
- K. Multi-Family Residential, Senior Housing
- L. Office, Medical, Commercial Retail



IN THE HEART OF APPLE VALLEY



BY THE NUMBERS

NUMBER OF RETAIL WITHIN 1 MILE

65 RETAIL STORES

42 RESTAURANTS

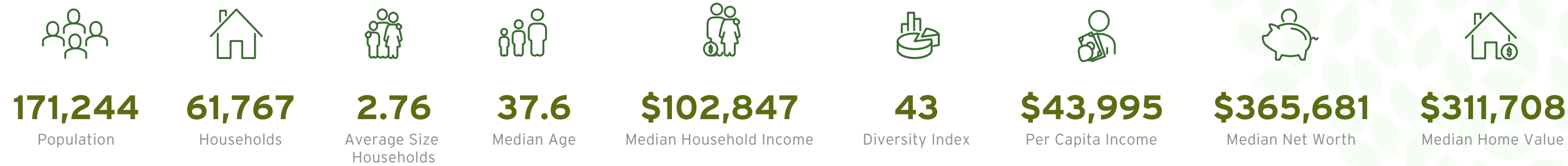
52 MEDICAL OFFICES

5,871 SINGLE FAMILY HOUSES

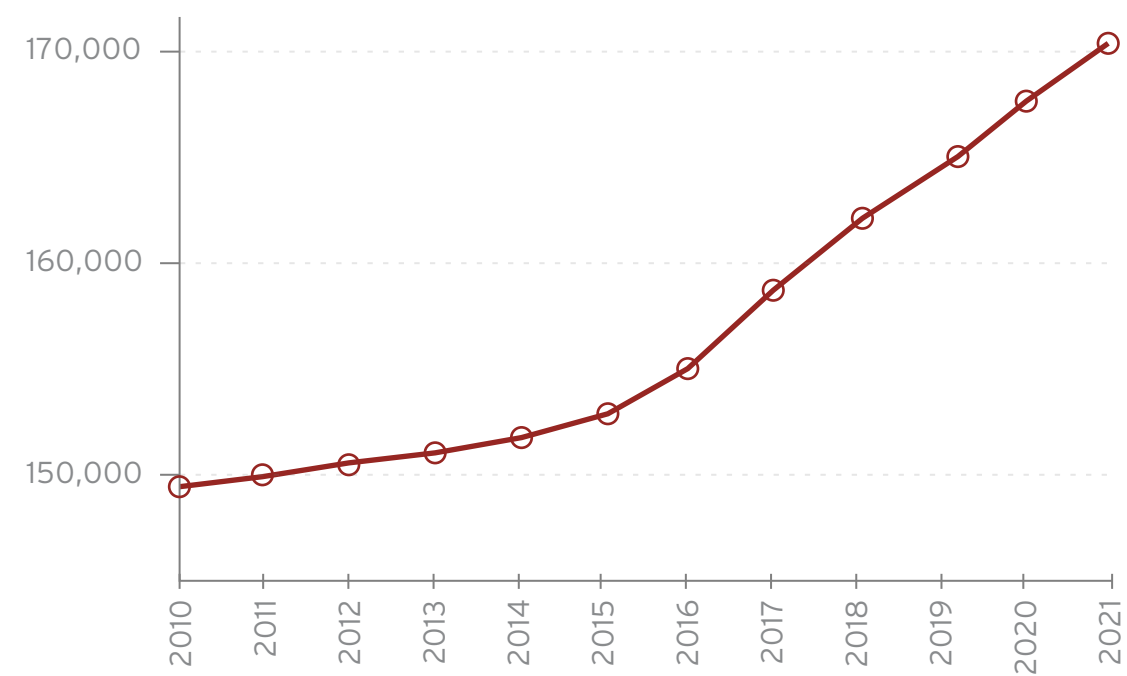
11 APARTMENT COMPLEXES

AREA DEMOGRAPHICS

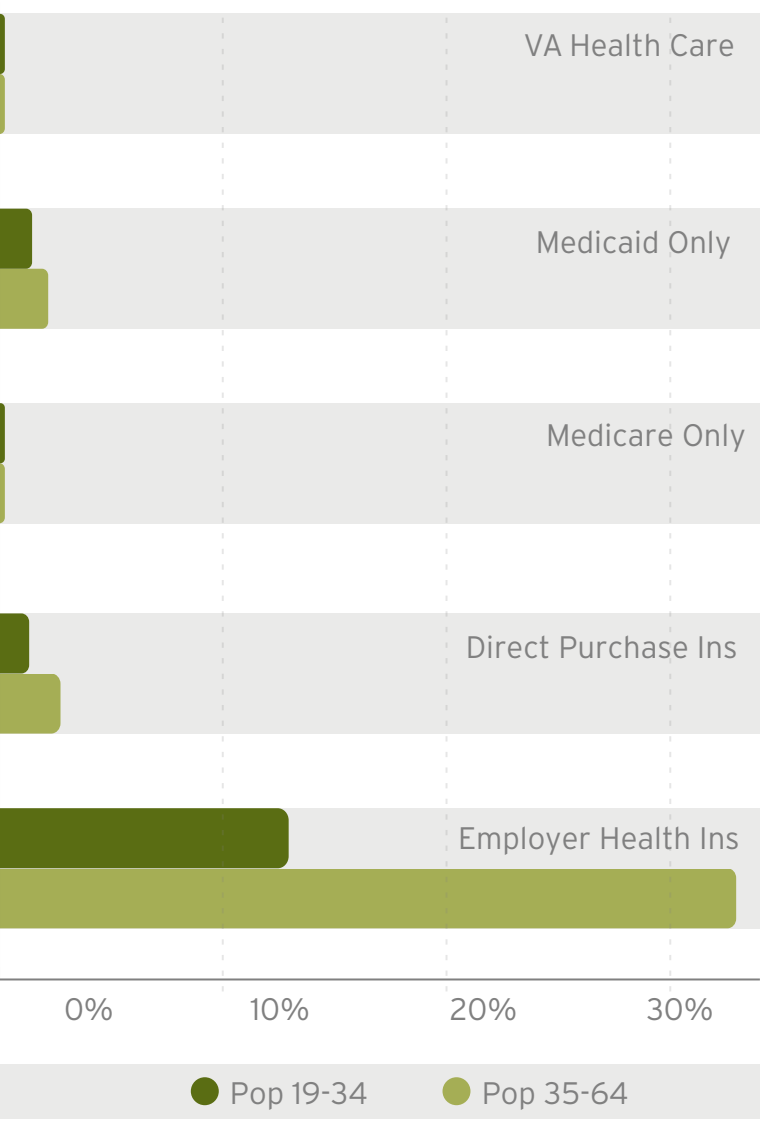
Key Facts



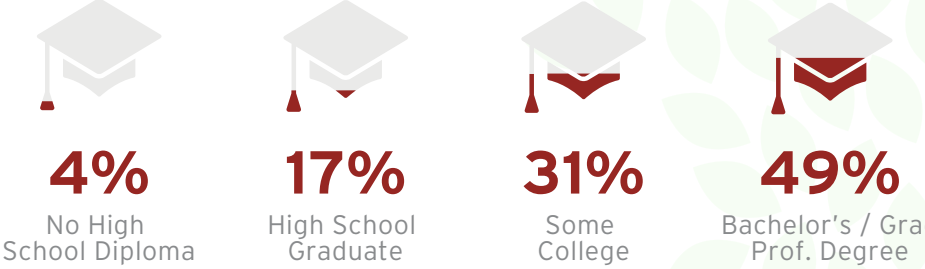
Historical Trends: Population



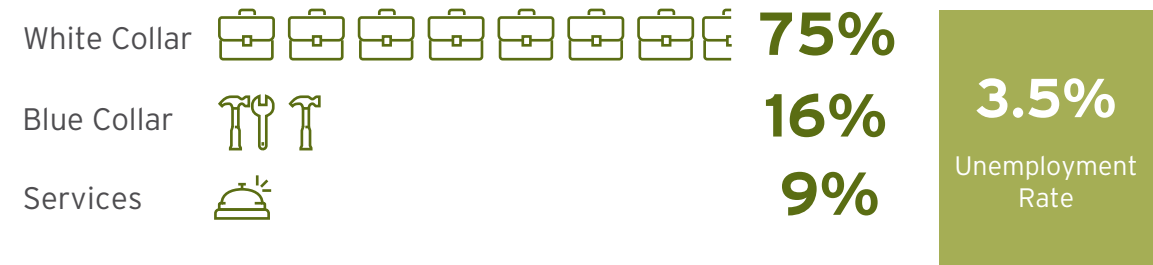
Health Insurance Coverage (ACS)



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.

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 **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

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