

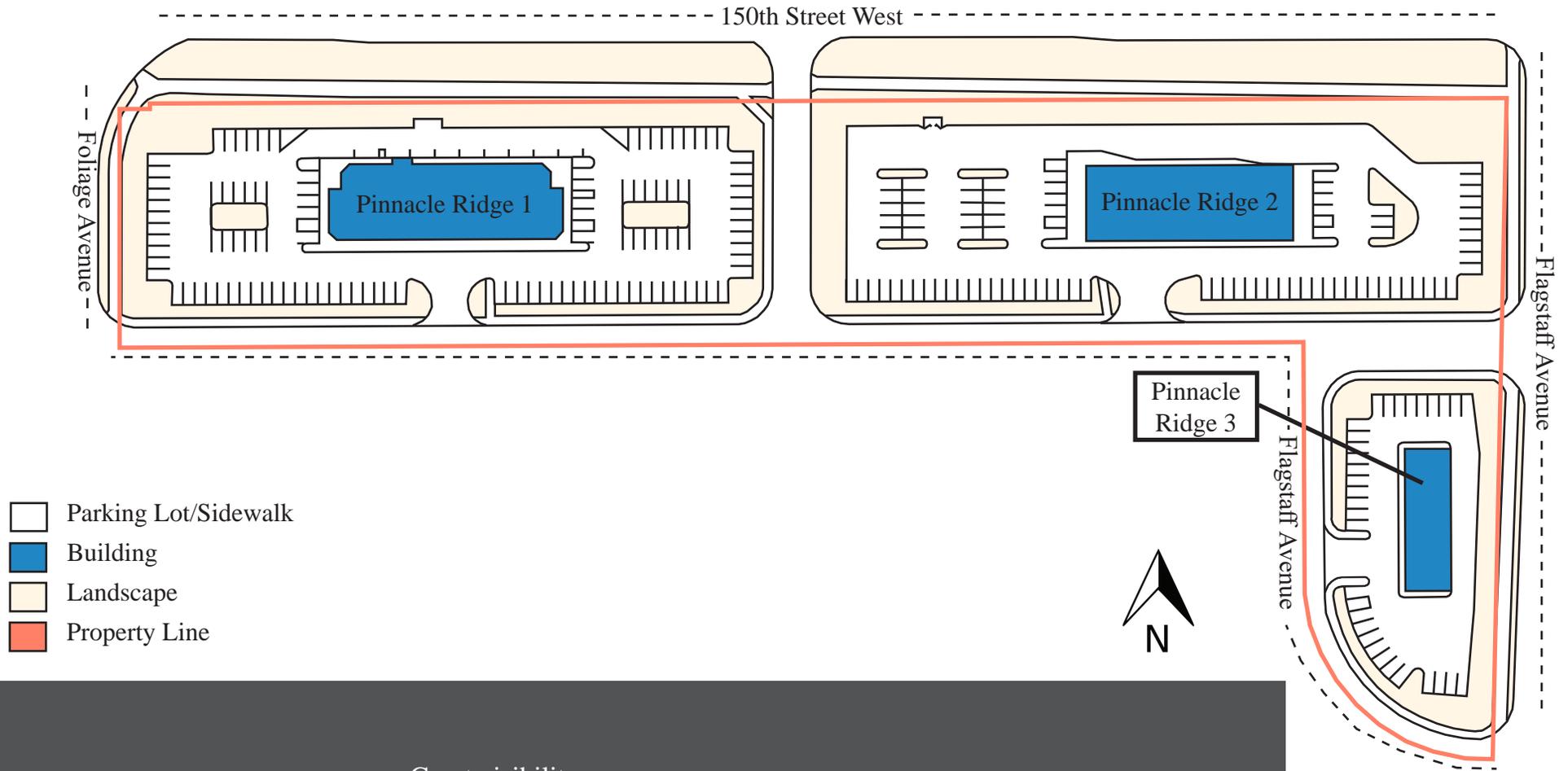
PINNACLE RIDGE



**BUILDING 1: 6670 150TH STREET WEST
BUILDING 2: 6520 150TH STREET WEST
BUILDING 3: 15083 FLAGSTAFF AVENUE
APPLE VALLEY, MN 55124**


WELLINGTON
MANAGEMENT
Commercial Real Estate

SITE PLAN



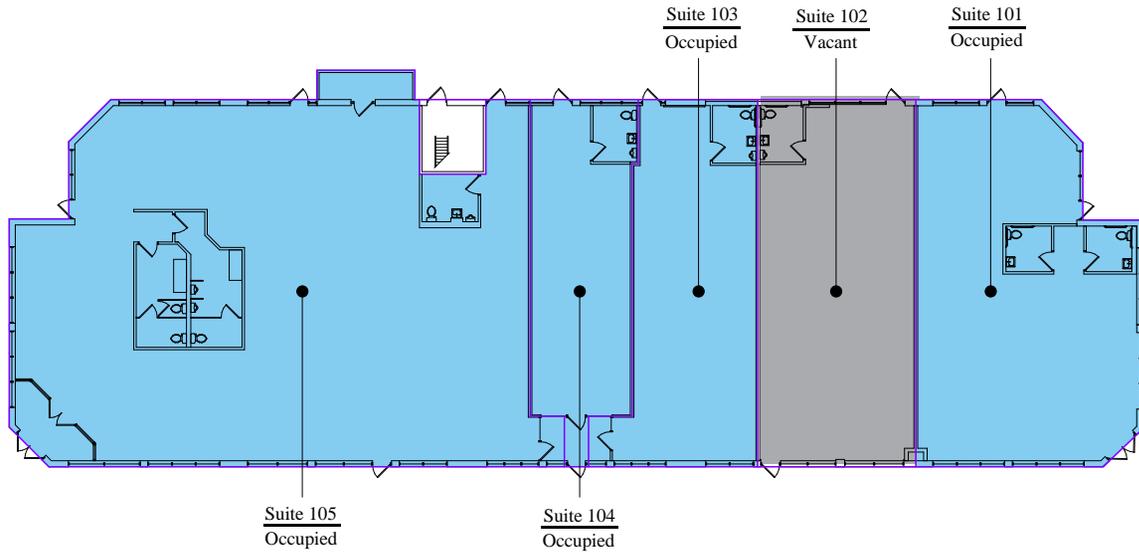
PROPERTY HIGHLIGHTS

- Great visibility
- This retail center is made up of a trio of single-story buildings
- Located on the southwest corner of County Road 42 and Flagstaff Avenue
- Anchored by Home Depot

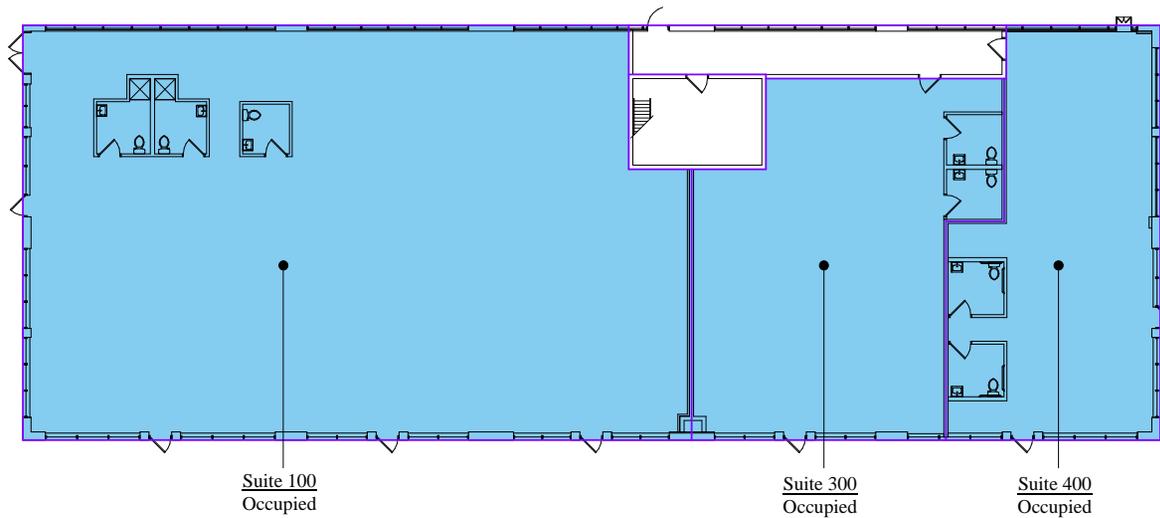
	Building 1	Building 2	Building 3
ADDRESS	6670 150th Street West Apple Valley, MN 55124	6520 150th Street West Apple Valley, MN 55124	15083 Flagstaff Avenue Apple Valley, MN 55124
BUILDING AREA	11,300 SF	10,200 SF	4,100 SF
NUMBER OF STORIES	1	1	1
PARKING STALLS	120 Stalls	88 Stalls	31 Stalls
CLEAR HEIGHT	14'	14'	14'
YEAR BUILT	2003	2004	2002



FLOOR PLANS



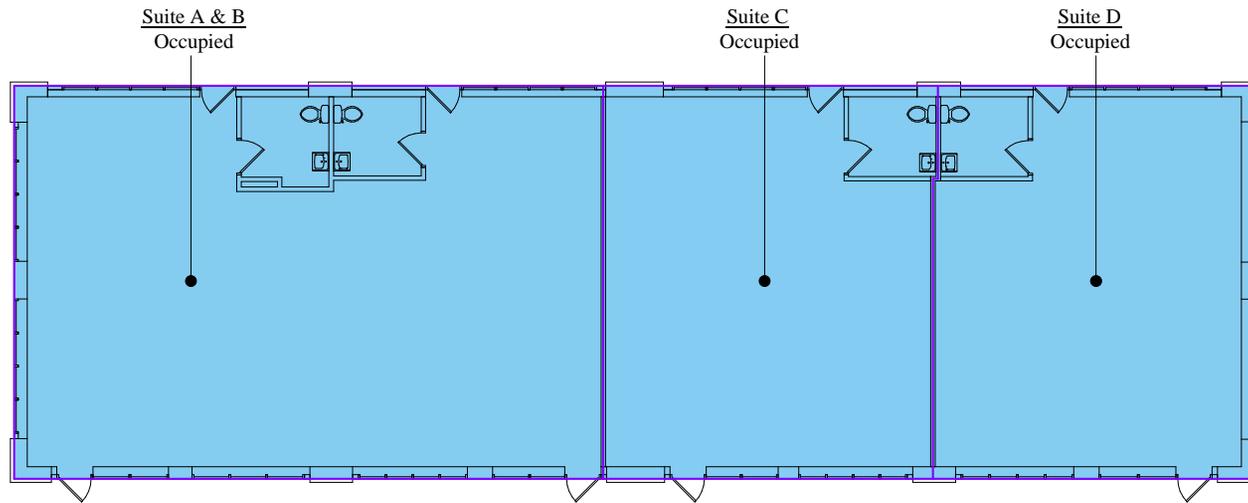
BUILDING ONE
11,300 SF



BUILDING TWO
10,200 SF

-  Building Common Area
-  Vacant Retail Area
-  Occupied Retail Area
-  Vertical Penetration

FLOOR PLANS



BUILDING THREE
4,100 SF

-  Building Common Area
-  Vacant Retail Area
-  Occupied Retail Area
-  Vertical Penetration



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,208	85,576	185,351
HOUSEHOLDS	3,847	31,017	68,861
HOUSEHOLD INCOME	\$82,694	\$107,886	\$105,394

FOLIAGE AVENUE 3,450 VPD

150TH STREET WEST 29,000 VPD

FLAGSTAFF AVENUE 7,200 VPD



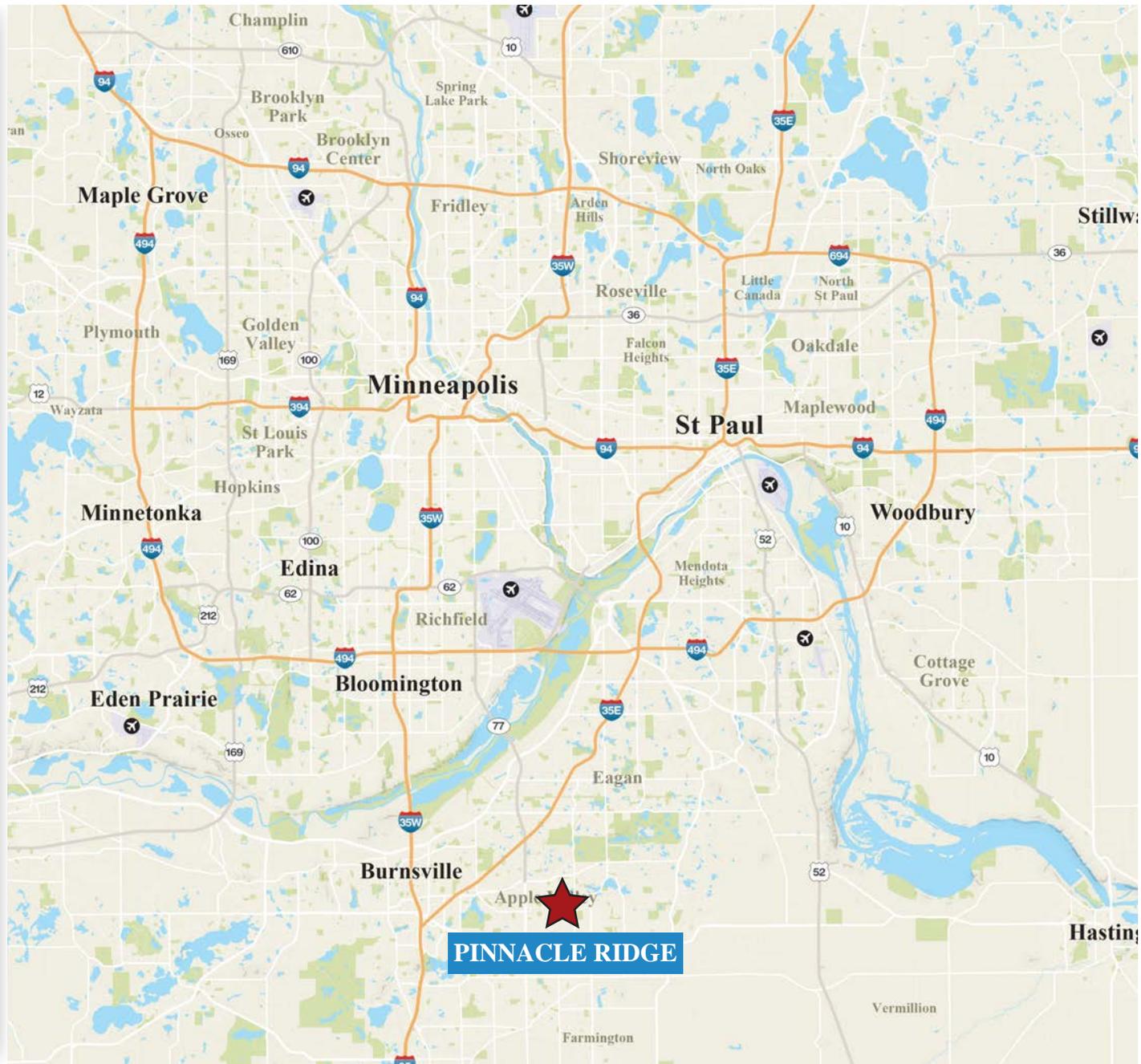
CONTACTS

Kori DeJong

Senior Property Manager & Leasing Agent
(651) 999-5540 Direct
kdejong@wellingtonmgt.com

Ashley Burdine

Customer Service & Property Administrator
(651) 999-5506 Direct
(651) 999-5516 Customer Service
aburdine@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com