



Apple Valley Retail

15662 Pilot Knob Road
Apple Valley, Minnesota 55124

Property Highlights

- Approximate size: ~6,979 SF (single story building) on a 1.43-acre pad site.
- Constructed in 2012, offering contemporary finishes and build-out.
- Signalized frontage on Pilot Knob Road, with strong access and visibility along the south Twin Cities retail corridor.
- Located just off I-35W, providing an ideal positioning for both local and regional draw.
- Surrounding tenant roster includes national-brand anchors and destination retail, ensuring synergy and strong daytime/evening traffic.

Offering Summary

| | |
|-----------------------|---------------------|
| Lease Rate: | \$50.00 SF/yr (NNN) |
| Building Size: | 6,979 SF |
| Available SF: | 2,505 SF |
| Lot Size: | 1.43 Acres |

Demographics 0.3 Miles 0.5 Miles 1 Mile

| | | | |
|--------------------------|-----------|-----------|-----------|
| Total Households | 252 | 981 | 4,096 |
| Total Population | 689 | 2,786 | 11,747 |
| Average HH Income | \$146,228 | \$148,285 | \$147,789 |

For More Information

David Schooff

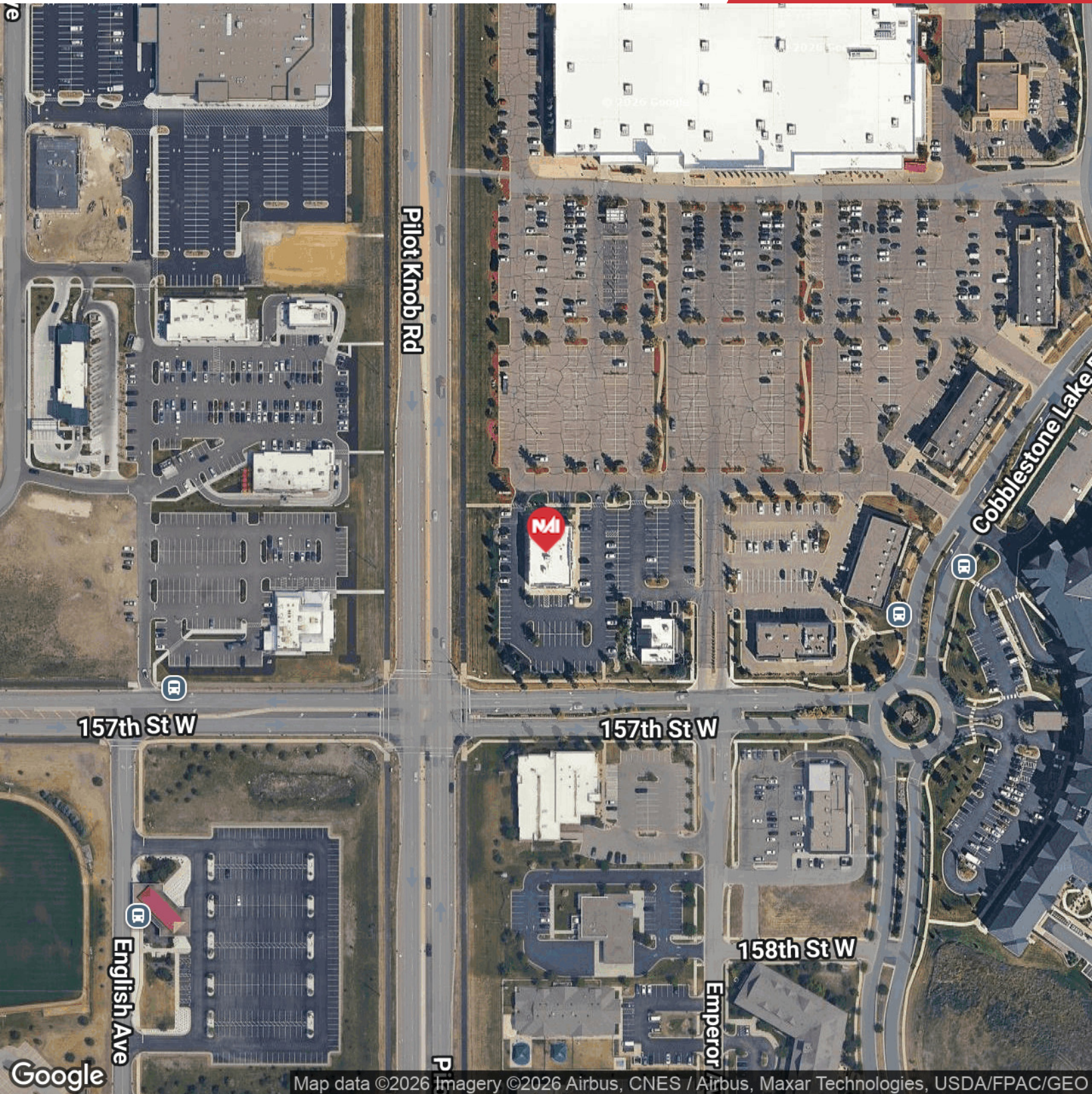
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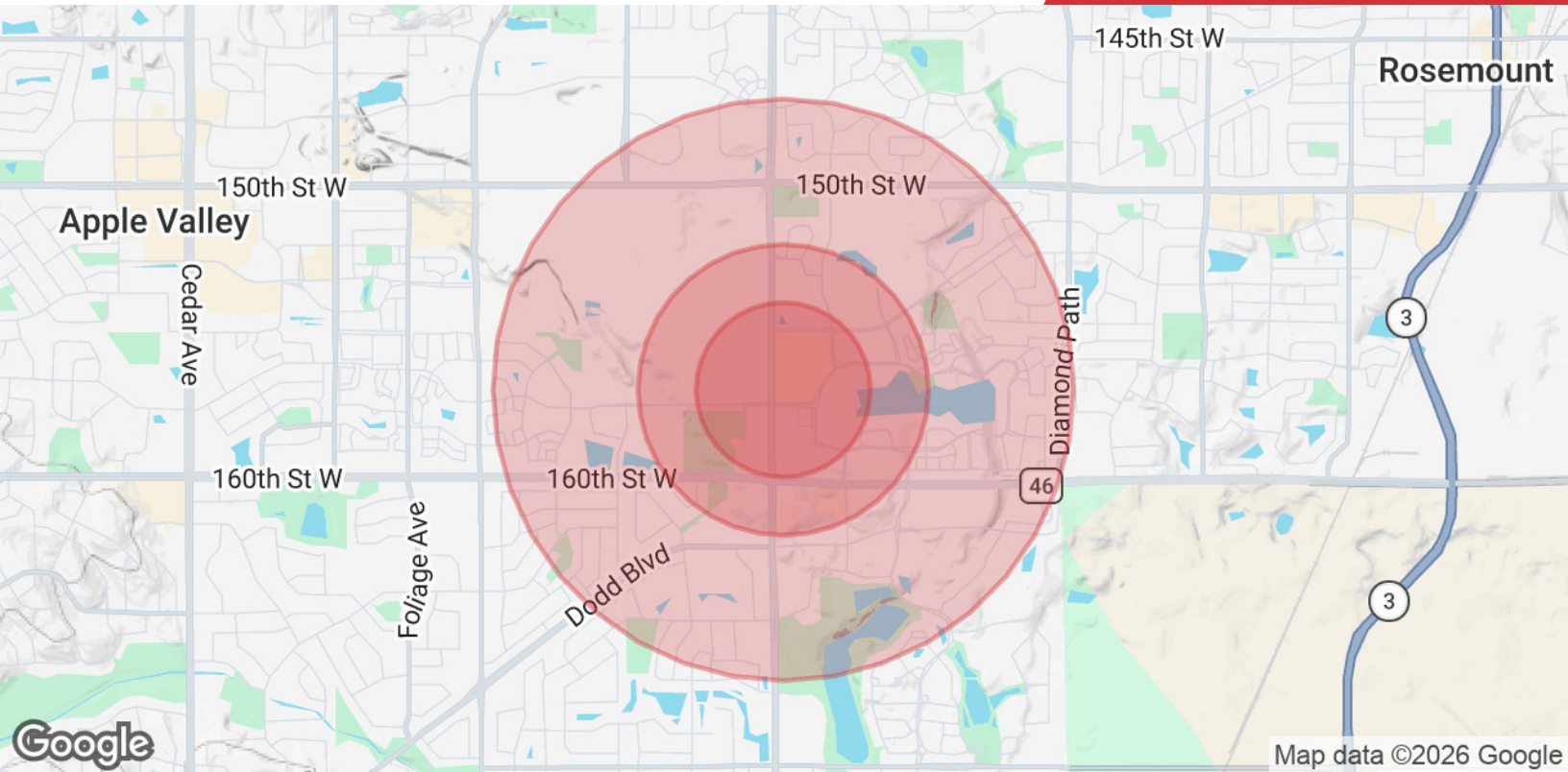
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Population

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|-----------|-----------|--------|
| Total Population | 689 | 2,786 | 11,747 |
| Average Age | 40 | 38 | 37 |
| Average Age (Male) | 0 | 0 | 0 |
| Average Age (Female) | 0 | 0 | 0 |

Households & Income

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------------|-----------|-----------|-----------|
| Total Households | 252 | 981 | 4,096 |
| # of Persons per HH | 2.7 | 2.8 | 2.9 |
| Average HH Income | \$146,228 | \$148,285 | \$147,789 |
| Average House Value | \$550,830 | \$511,065 | \$468,053 |

Demographics data derived from AlphaMap

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David Schooff

CEO | Broker

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Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

Designations

SIORCCIMCPM

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