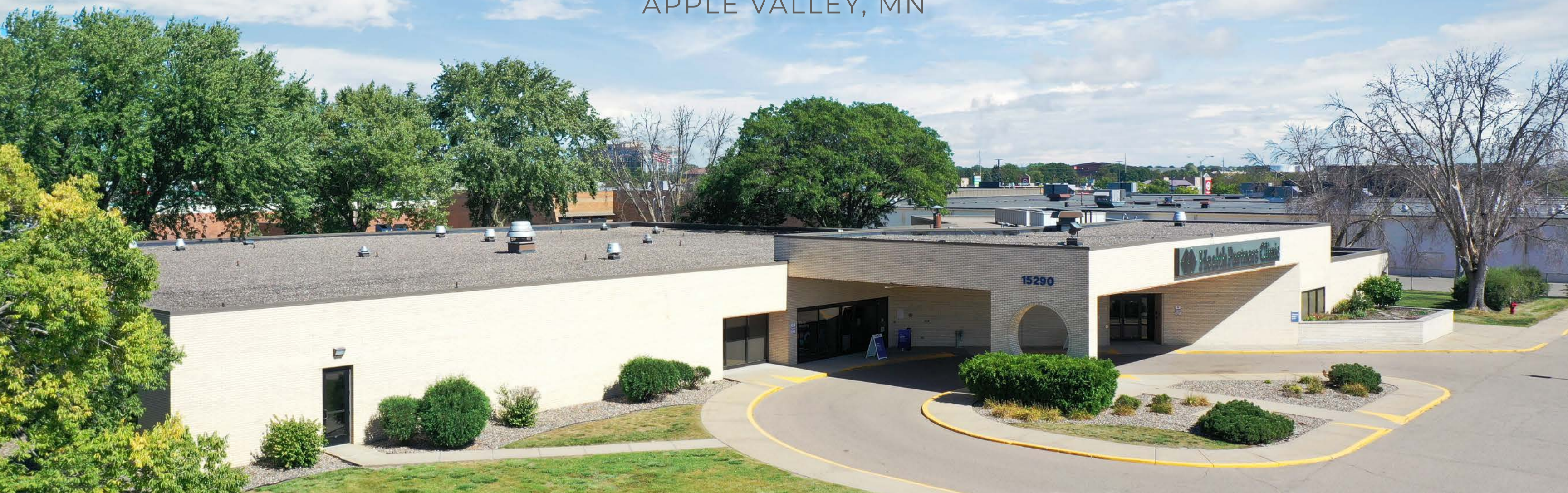




FOR SALE - PRIME LOCATION

15290 PENNOCK LANE

APPLE VALLEY, MN



RARE OPPORTUNITY IN THE HEART OF APPLE VALLEY

PROPERTY OVERVIEW

Transwestern is excited to offer 15290 Pennock Lane for sale, a compelling opportunity in the heart of Apple Valley, one of the Twin Cities' most lively and growing suburban communities. Strategically located near major thoroughfares, including Cedar Avenue and County Road 42, the property benefits from excellent visibility, strong traffic counts and immediate access to a wide range of amenities. The site is positioned within close proximity to multiple healthcare providers, retail centers, restaurants, and residential neighborhoods, making it an ideal location for office, retail, medical, educational and or mixed use users. Apple Valley's strong demographics, high household incomes, and continued population growth support long-term stability and potential upside for investors or owner-users. With its strong location and flexible potential, 15290 Pennock Lane offers a unique opportunity for a variety of future uses in the southeast metro.

- Unparalleled nearby amenities
- Situated near schools, parks, and dense residential neighborhoods
- Strong area demographics
- Functional layout suitable for a variety of medical uses
- Ample surface parking
- Strong visibility and signage opportunities
- Located in a supply-constrained, well-performing submarket
- Expansion capabilities



PROPERTY DETAILS



Sale Price: \$4,700,000



Building Size: 30,888 SF



Available Area: 30,888 SF



Parking: 200 Spaces



Land Acres: 5.01 AC



Land Square Feet: 218,248 SF



Year Built: 1981 / Addition 1991



Zoning: RB - Retail Business

2040 Comp Plan: Commercial

PID: 01-11783-01-010

FORMER MEDICAL CLINIC

- Existing buildout includes: exam rooms, pharmacy, imaging, lab, and physical therapy
- HVAC- 28 heat pumps, cooling tower, hot water boilers, one Make up Air unit
- 10 of the original heat pumps replaced at various times
- Condensing unit replaced 1996
- Roof-rock ballasted EPDM type and original (1981)

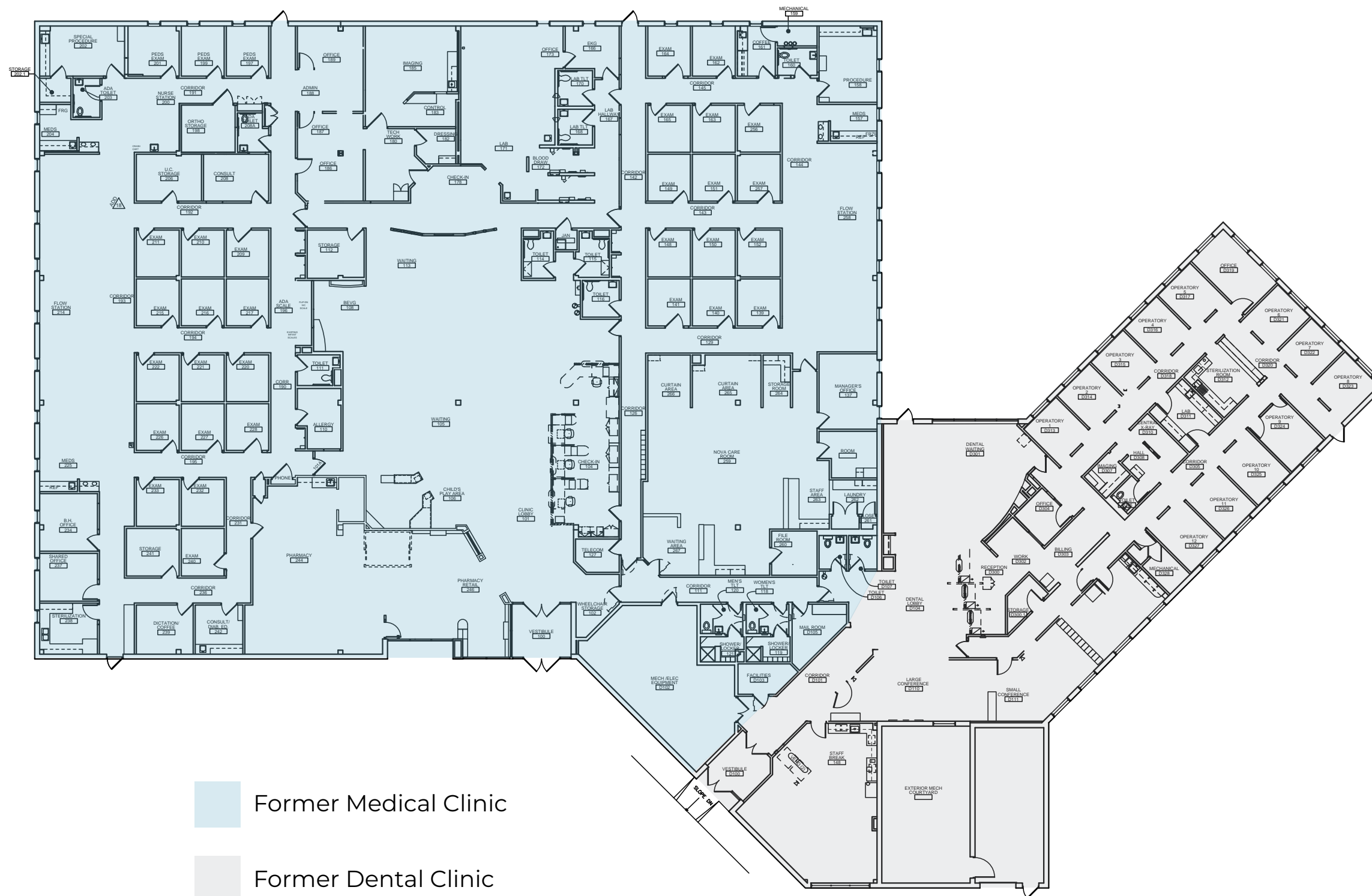
FORMER DENTAL CLINIC

- Existing buildout includes: exam rooms, operating rooms, lab, x-ray, and sterilization room
- HVAC- three packaged rooftop units. One in 2007, two in 2012. 7 ½ Tons each
- Roof asphalt built-up type. Original to addition (1991)



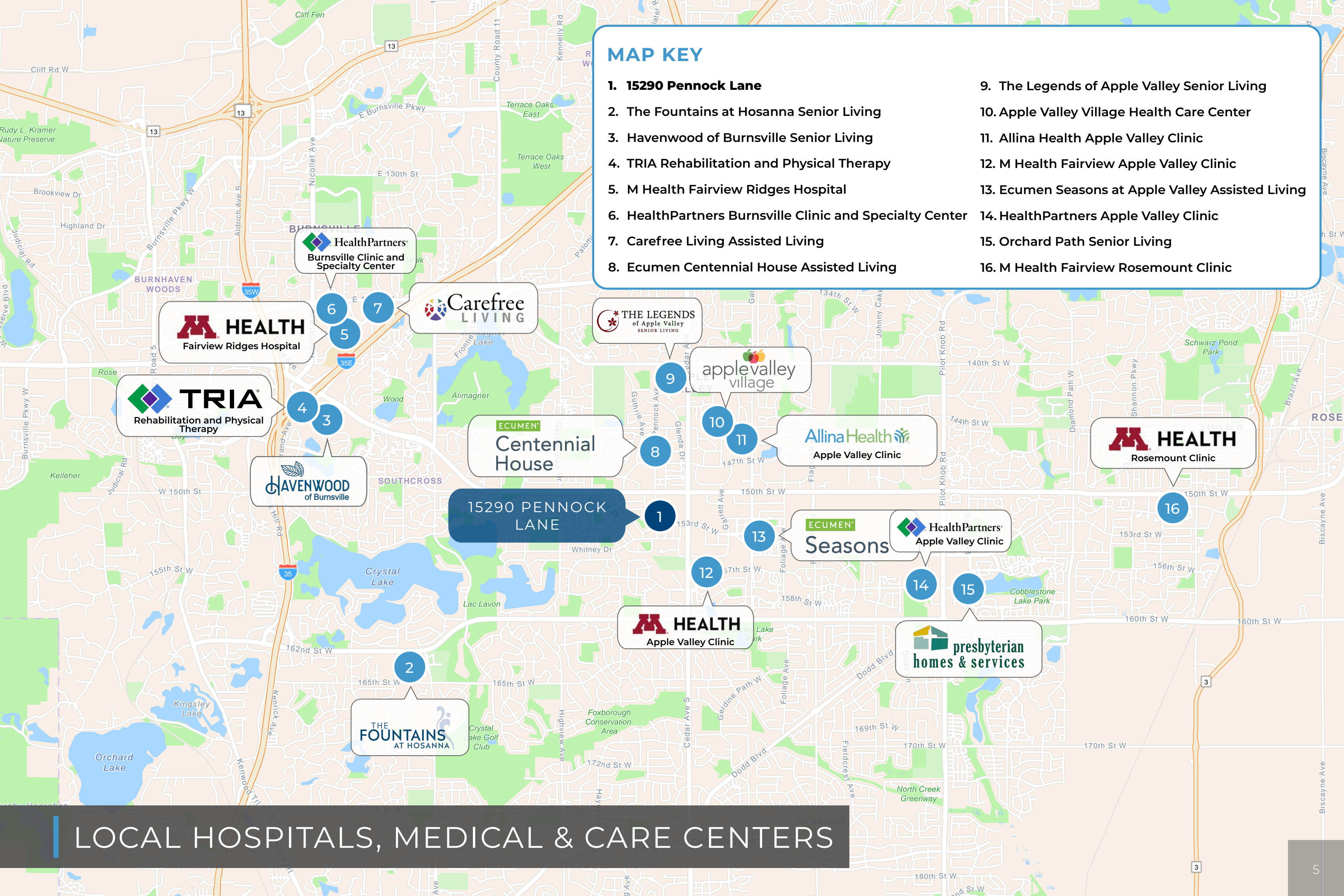
FLOOR PLANS

30,888 SF



MAP KEY

1. 15290 Pennock Lane
2. The Fountains at Hosanna Senior Living
3. Havenwood of Burnsville Senior Living
4. TRIA Rehabilitation and Physical Therapy
5. M Health Fairview Ridges Hospital
6. HealthPartners Burnsville Clinic and Specialty Center
7. Carefree Living
8. Ecumen Centennial House Assisted Living
9. The Legends of Apple Valley Senior Living
10. Apple Valley Village Health Care Center
11. Allina Health Apple Valley Clinic
12. M Health Fairview Apple Valley Clinic
13. Ecumen Seasons at Apple Valley Assisted Living
14. HealthPartners Apple Valley Clinic
15. Orchard Path Senior Living
16. M Health Fairview Rosemount Clinic



LOCAL HOSPITALS, MEDICAL & CARE CENTERS

AREA AMENITIES & NOTABLE SERVICE PROVIDERS



RESTAURANTS & RETAIL BUSINESSES	1 MILE	3 MILE	5 MILE
RESTAURANTS	70	132	367
RETAIL	127	251	713

PARCEL OVERVIEW

28,445 VPD
COUNTY RD 42

37,203 VPD
CEDAR AVE

6,364 VPD
153RD ST W

8,542 VPD
Pennock Lane



5.01 ACRES

REDEVELOPMENT OPPORTUNITY

APPLE VALLEY, MN

Strategically positioned in one of the Twin Cities’ most vibrant suburban communities, 15290 Pennock Lane presents an exceptional redevelopment opportunity for investors, developers, and a variety of alternative uses. The property’s location, size and surrounding market dynamics also make it a strong candidate for repositioning to a medium to high density multifamily use. The property can accommodate additional density via expansion or redevelopment.



Building Size: 30,888 SF



Land Acres: 5.01 AC



Land Square Feet: 218,248 SF



Zoning: RB - Retail Business



2040 Comp Plan: Commercial



PID: 01-11783-01-010

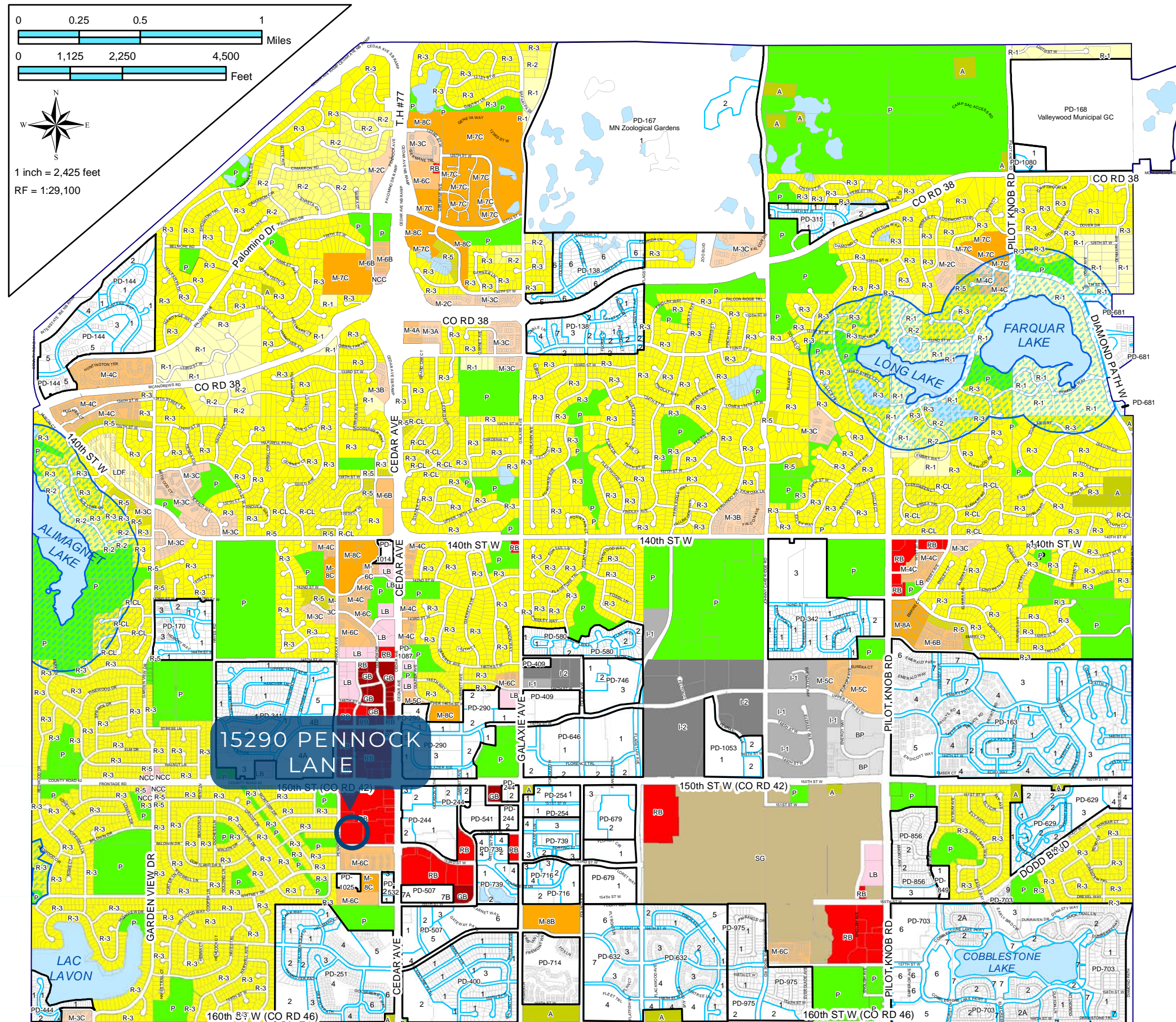
PRIME LOCATION & VISIBILITY

Situated near the intersection of Pilot Knob Road and County Road 42, the site offers excellent visibility and accessibility. This high-traffic corridor benefits from strong retail synergy, proximity to senior housing, and direct access to major highways including I-35E and Highway 77.

STRONG LOCAL FUNDAMENTALS

Apple Valley consistently ranks among Minnesota’s top communities for livability, safety, and school quality. With a strong employment base, educated workforce, and an affluent suburban demographic, demand for high-quality space is projected to continue.

ZONING MAP - RB - RETAIL BUSINESS



City of APPLE VALLEY

DESIGNATIONS:

Residential:

R-1 - Single Family 40,000 Sq. Ft	238.7	2.1%
R-2 - Single Family 18,000 Sq. Ft	159.0	1.4%
R-3 - Single Family 11,000 Sq. Ft	2,824.7	25.2%
R-CL Residential Cluster	173.0	1.5%
R-5 - Two Family 15,000 Sq. Ft	45.5	0.4%
LDF Low Density Flex	21.0	0.2%

Multiple Family (A,B,C):

M-1 - 3-4 Units/Acre	0.0	0.0%
M-2 - 3-5 Units/Acre	26.1	0.2%
M-3 - 3-6 Units/Acre	136.3	1.2%
M-4 - 6-8 Units/Acre	83.2	0.7%
M-5 - 6-10 Units/Acre	29.1	0.3%
M-6 - 6-12 Units/Acre	92.2	0.7%
M-7 - 12-20 Units/Acre	131.2	1.2%
M-8 - 12-24 Units/Acre	78.2	0.7%

Business:

NCC - Neighborhood Convenience Center	4.4	0.04%
LB & LB-1 - Limited Business	33.4	0.3%
GB & GB-1 - General Business	22.0	0.2%
RB - Retail Business	183.1	1.6%
SC - Regional Shopping Center	0.00	0.00%
VB - Visitor Business	0.00	0.00%

Industrial:

BP - Business Park	34.4	0.3%
I-1 - Limited Industrial	79.2	0.7%
I-2 - General Industrial	113.4	1.0%

Other:

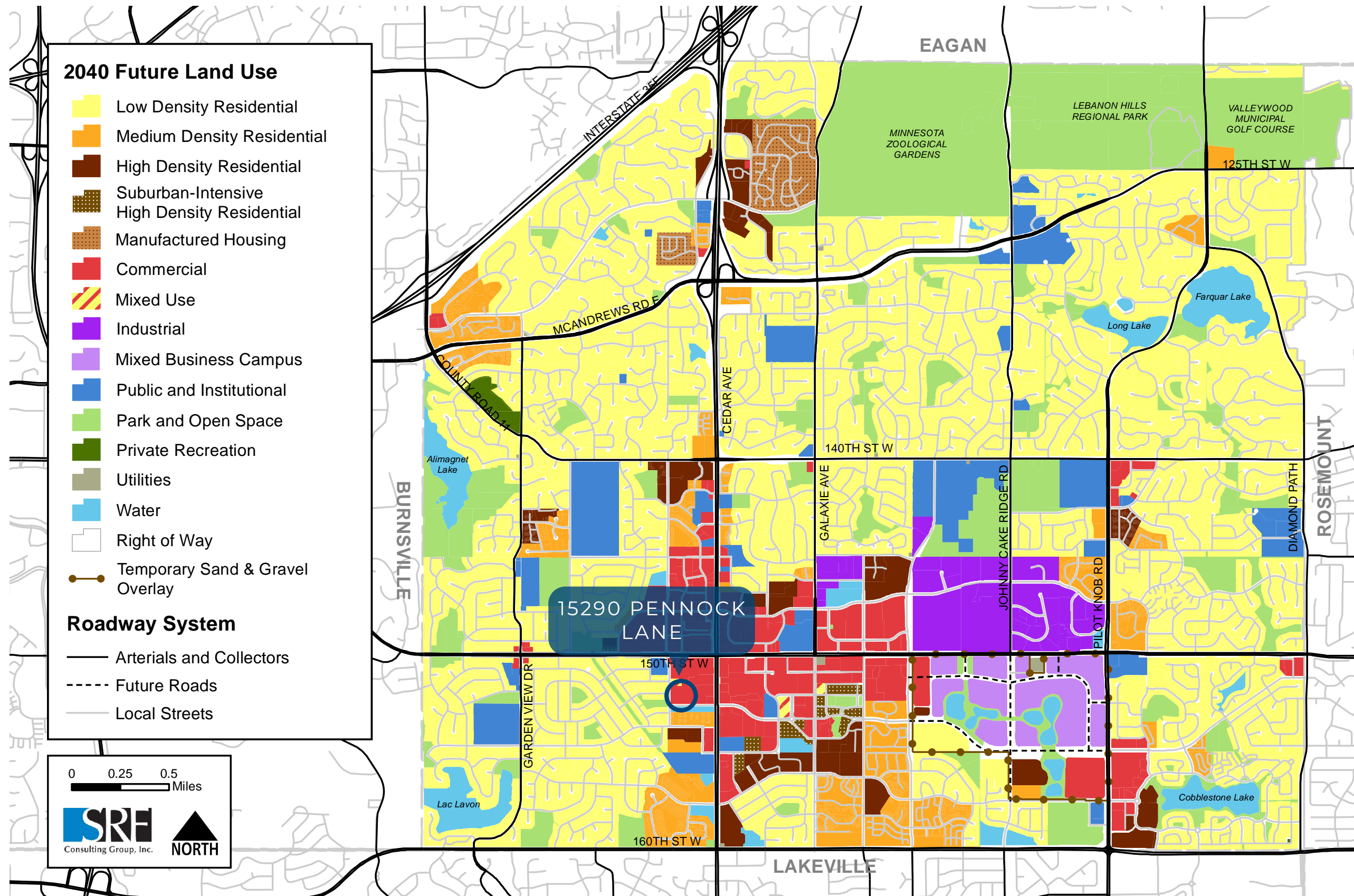
PD - Planned Development	2,657.9	23.7%
A - Agricultural	53.4	0.5%
SG - Sand & Gravel	297.2	2.7%
P - Institutional	1,293.8	11.5%
Existing Lakes/Ponds	359.3	3.2%
Right-of-Way	2,030.5	18.3%

TOTALS:

11,191 100.00%

SH - Shoreland District

2040 COMP PLAN - COMMERCIAL



COMMUNITY PROFILE

APPLE VALLEY, MN

CITY ACCOLADES

Suburbs with the *Best Public Schools* in Minnesota

Best Suburbs to *Raise a Family* in Minnesota

High Schools ranked among *National Blue Ribbon Schools*

Safest Cities in Minnesota

Apple Valley is a thriving, first-ring suburb located just 20 minutes south of downtown Minneapolis and St. Paul. Known for its strong community values, excellent infrastructure, and business environment, Apple Valley offers the perfect balance of residential and commercial opportunity. Home to over 57,000 residents, the city is supported by high household incomes, a well-educated workforce and a reputation for excellent public services. Apple Valley is part of the highly regarded ISD 196 school district and is consistently ranked among the best places to live in Minnesota. The city boasts a dynamic mix of national retailers, healthcare providers, corporate employers, and locally owned businesses. Major nearby attractions include the Minnesota Zoo and the Treetop Trail, the longest elevated pedestrian loop in the world. A range of parks, trails, and recreational amenities make it a destination for both residents and visitors.

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE	CITY OF APPLE VALLEY
TOTAL POPULATION	14,133	97,275	213,117	57,219
TOTAL DAYTIME POPULATION	18,953	74,864	176,121	47,725
MEDIAN HOUSEHOLD INCOME	\$78,294	\$105,929	\$105,450	\$100,703
GRADUATE / PROFESSIONAL DEGREE	10.9%	14.9%	14.2%	15.2%
ASSOCIATE'S / BACHELOR'S DEGREE	37.6%	45.9%	45.2%	44.2%
SOME COLLEGE / NO DEGREE	19.3%	16.6%	17.8%	17.2%
HIGH SCHOOL DEGREE	27.6%	19.6%	17.1%	19%

HEALTHCARE STATISTICS

HEALTHCARE EXPENDITURE

\$5,842 ANNUAL HEALTH INSURANCE EXPENDITURES

\$3,179 MEDICAL CARE EXPENDITURES

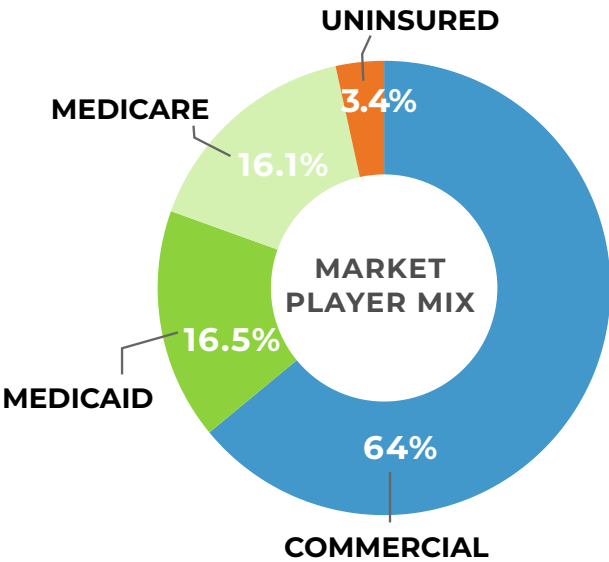


PARENT COMPANY	POPULATION COVERED	POPULATION COVERED PERCENTAGE
BLUE CROSS AND BLUE SHIELD OF MINNESOTA	10,702	18.73%
HEALTHPARTNERS, INC.	9,151	16.01%
UNITEDHEALTH GROUP, INC.	5,488	9.60%
MEDICA	4,715	8.25%
ELEVANCE HEALTH, INC.	1,785	3.12%
CIGNA GROUP	1,660	2.90%
HEALTH CARE SERVICE CORPORATION	1,024	1.79%
CVS HEALTH	980	1.71%

MEDICARE POPULATION 65+

7,058 MEDICARE ONLY
10,049 DIRECT-PURCH & MEDICARE

3,677 EMPLOYER & MEDICARE
748 MEDICARE & MEDICAID



SHARE OF POPULATION - HEALTHCARE

AGE CATEGORY	<19	19-34	35-64	65+
ONE TYPE OF HEALTH INSURANCE	24.1%	17.4%	35.7%	4.0%
NO HEALTH INSURANCE	0.7%	1.2%	1.5%	0.0%
POPULATION	26.7%	19.8%	39.7%	13.8%



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