

Apple Valley Square

**COMPLETE SHOPPING CENTER REDEVELOPMENT
JUNIOR ANCHOR SPACE AVAILABLE**

tenant



150th Street W & Cedar Avenue S
Apple Valley, MN 55124



Regency[®]
Centers.

Junior Anchor Space Available

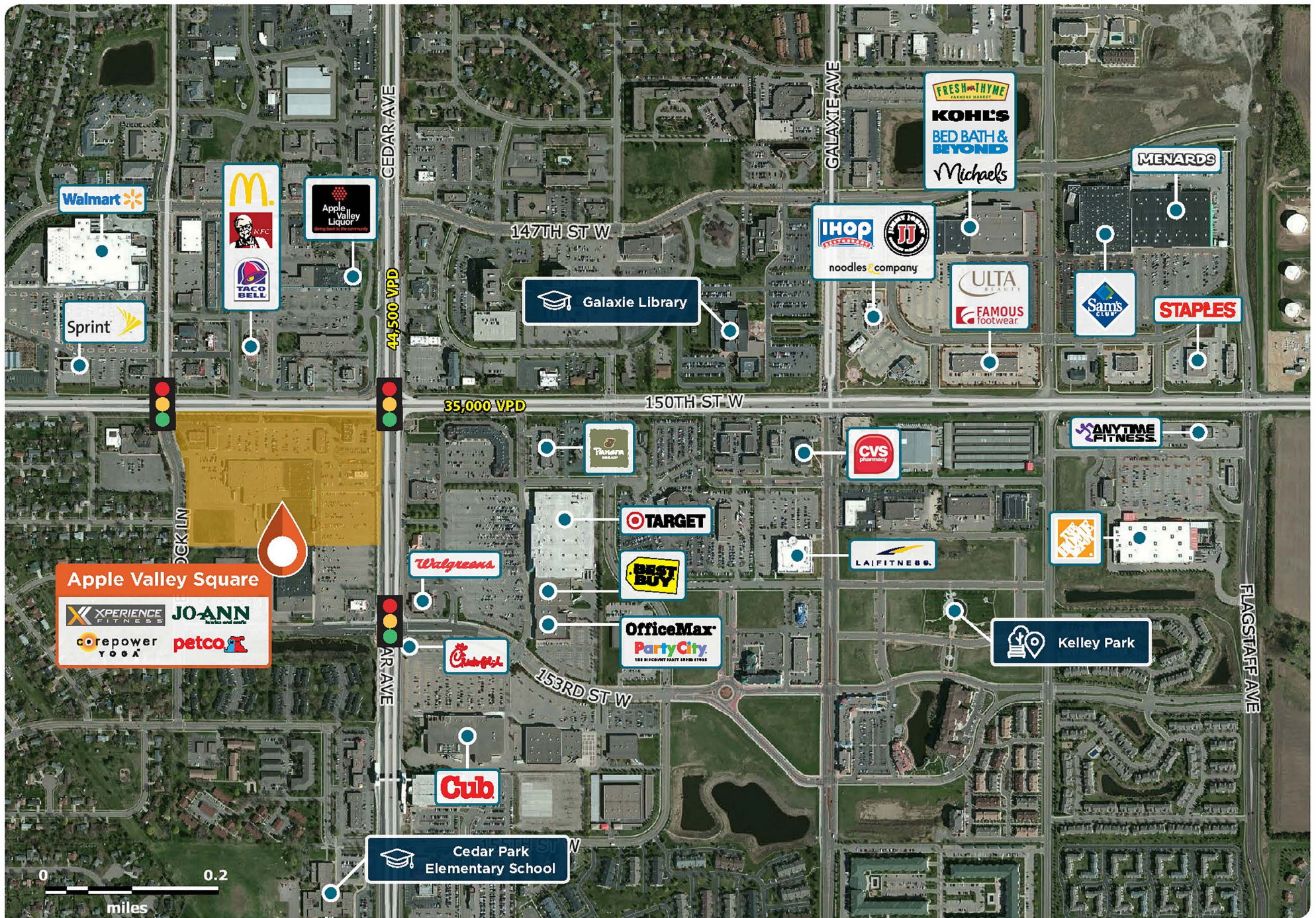
Join us at the re-imagined
Apple Valley Square.

Commencing in Spring 2018, our extensive façade
redevelopment will transform Apple Valley Square
into the preeminent shopping center in the market.



Take a Fresh Look

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The Market

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Center Size: 184,841

■ AVAILABLE

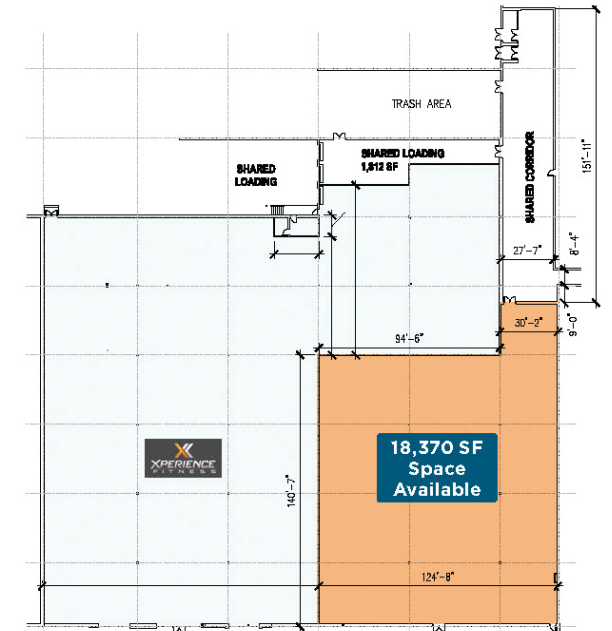
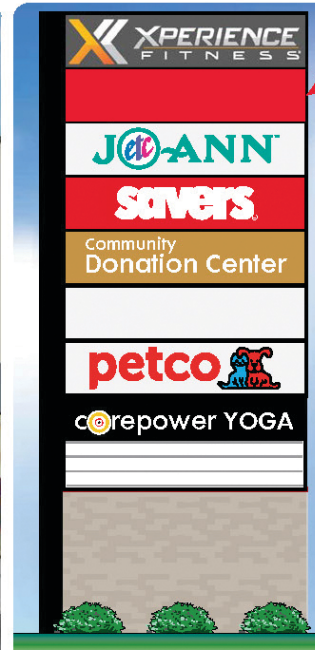
03	AVAILABLE	18,370
07	AVAILABLE	1,200

01A	ALDI	NAP
01B	BURLINGTON COAT FACTORY	NAP
02	XPERIENCE FITNESS	38,310
05	PETCO	18,138
06A	COREPOWER YOGA	5,876
06B	THE BARBERSHOP, A HAIR SALON	1,545
06C	SALLY BEAUTY SUPPLY	1,525
08	SUBWAY	1,740
09	THE NAIL BAR AND SPA	2,523
10	HALF PRICE BOOKS	5,623
11	ORIGINAL MATTRESS COMPANY	2,772
12	JO-ANN FABRICS	45,384
15	SAVERS	26,854
20	CHIPOTLE MEXICAN GRILL	2,790
21	AT&T	2,631
22	LEEANN CHIN CHINESE CUISINE	2,600



Leasing Plan

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(See next page for larger site plan)

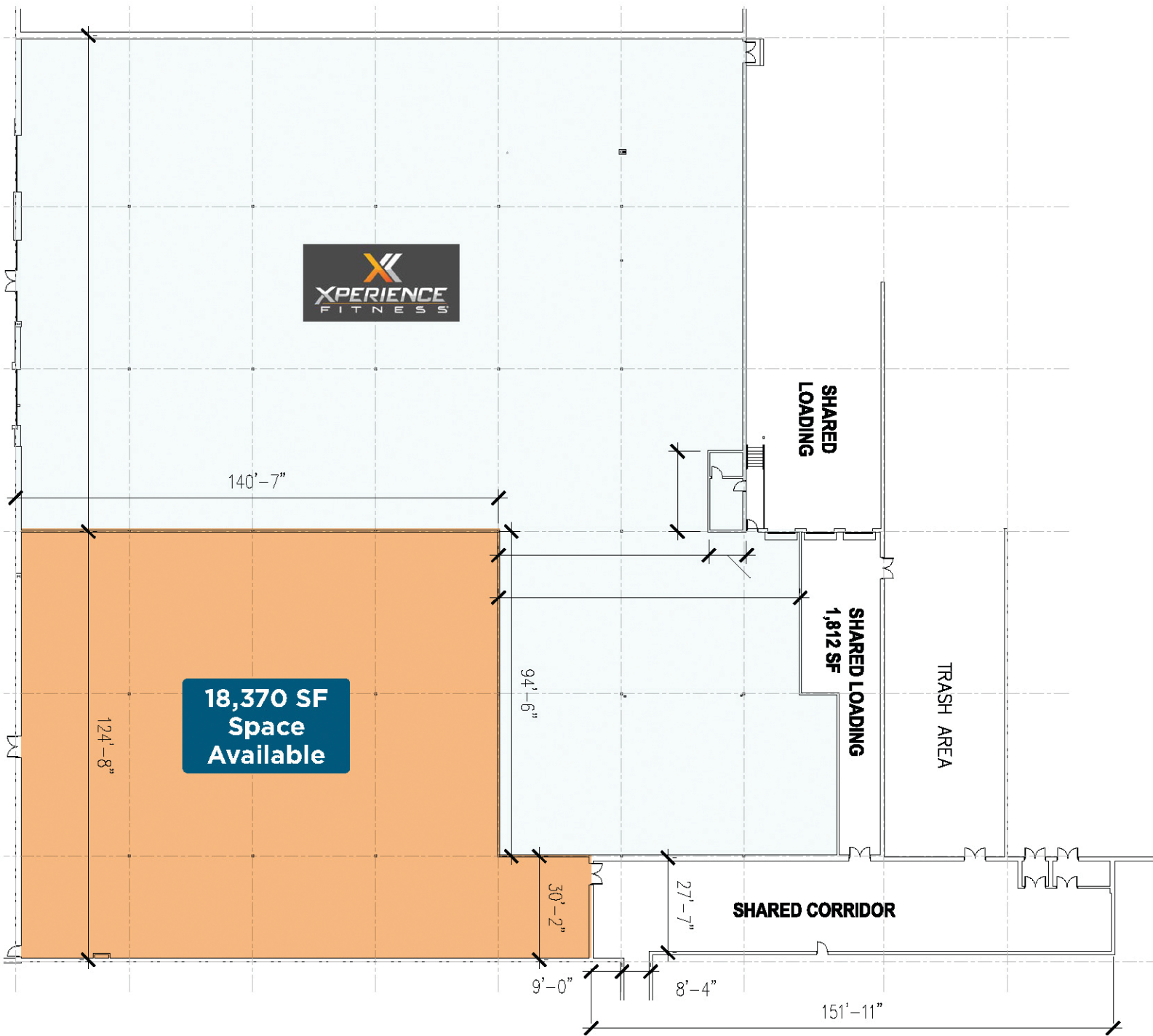
Junior Anchor Opportunity

Commencing Spring 2018, Regency Centers will execute on a complete shopping center redevelopment. Once finished, Apple Valley Square will feature a contemporary façade, refinished pylon signage and enhanced hardscape.

HIGHLIGHTS

- 18,370 SF with 1,812 SF loading/storage area
- 124 feet of prime frontage
- Two sign opportunities

Junior Anchor Opportunity



Junior Anchor Opportunity






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Renderings Junior Anchor Façade

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	1-Mile Radius	3-Mile Radius	5-Mile Radius
 Population	13,521	88,144	193,131
 Bachelor's Degree & Above	33.5%	44.5%	43.0%
 Average Household Income	\$75,609	\$101,732	\$98,432
 Average Home Value	\$255,088	\$318,851	\$324,689
 Daytime Population	20,085	62,702	166,164

LIFESTYLE SEGMENT*

Young Accumulators

20%

Upscale Dual Income
Age 35 - 54

LIFESTYLE SEGMENT*

Midlife Success

22%

Sophisticated Empty
Nesters Age 45 - 64

* Lifestyle demographics based on a 3-mile radius. Source: Nielsen PRIZM Data

Demographic Snapshot

About Regency

For more than 50 years, Regency Centers® has owned, operated and developed dominant retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 426 thriving centers, 19 regional offices and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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**Regency
Centers.**

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