

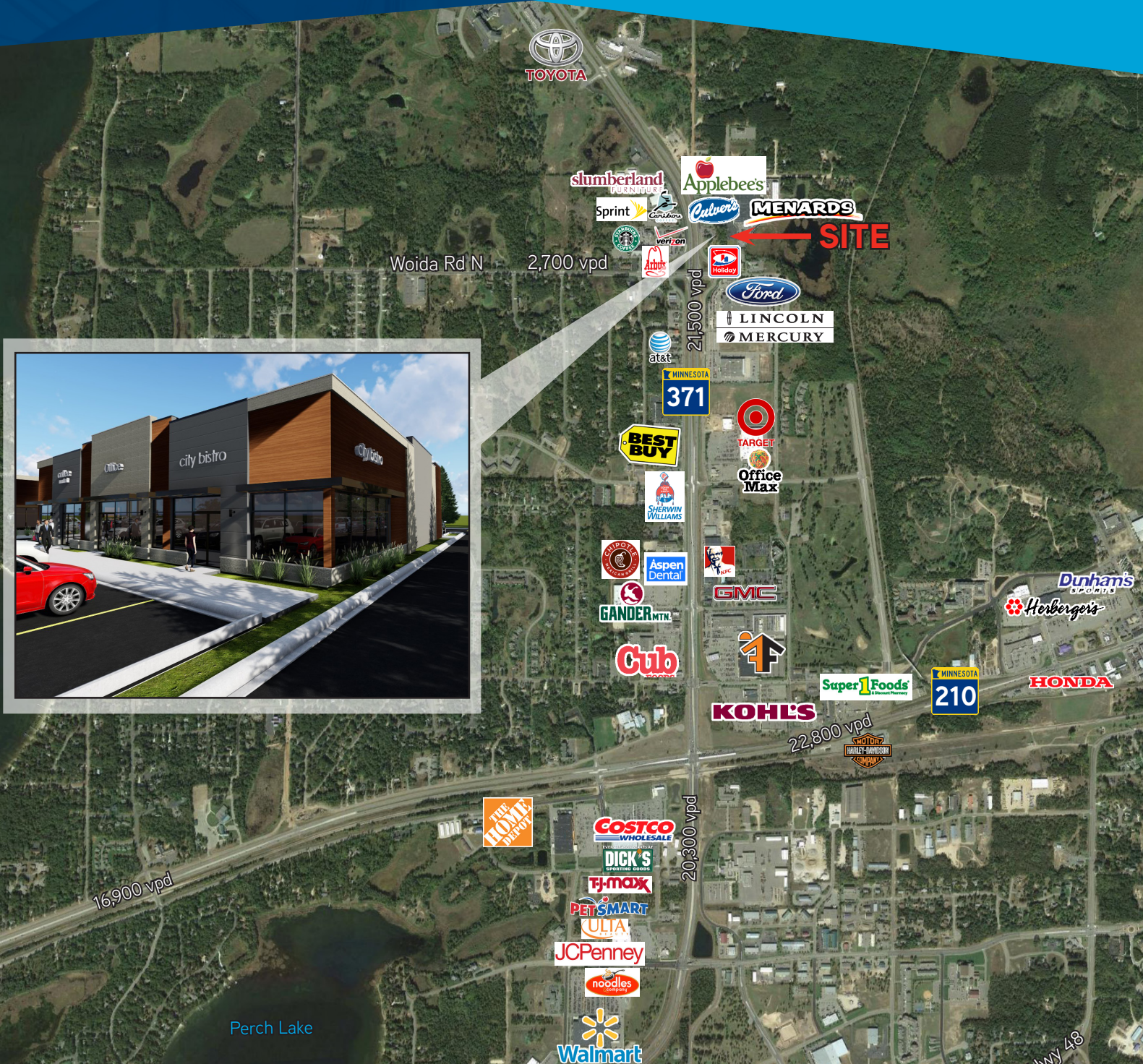
FOR LEASE >

# Northwoods Crossings

Hwy 371 & Wolda Road N | Baxter, MN



Accelerating success.



## CONTACT US

Mark Kampmeyer  
952 897 7811  
[mark.kampmeyer@colliers.com](mailto:mark.kampmeyer@colliers.com)



# NORTHWOODS CROSSINGS

Hwy 371 & Wolda Road N | Baxter, MN

## FOR LEASE

> 1,500 - 6,000 SF spaces available

## PROPERTY HIGHLIGHTS

- > Drive-thru/end cap spaces available
- > Excellent visibility to over 24,000 cars per day
- > Last stop on the way north to the lakes

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,262	16,210	27,069
Median HH Income	\$44,936	\$45,501	\$52,013
Average HH Income	\$68,867	\$63,086	\$62,144

*\*Source: PCensus 2015*

## TRAFFIC COUNTS

Hwy 371 . . . . . 21,500 cars per day

Wolda Rd . . . . . 2,700 cars per day

*\*Source: Minnesota Department of Transportation 2014 Study Averages are per day total cars*

## AREA TENANTS

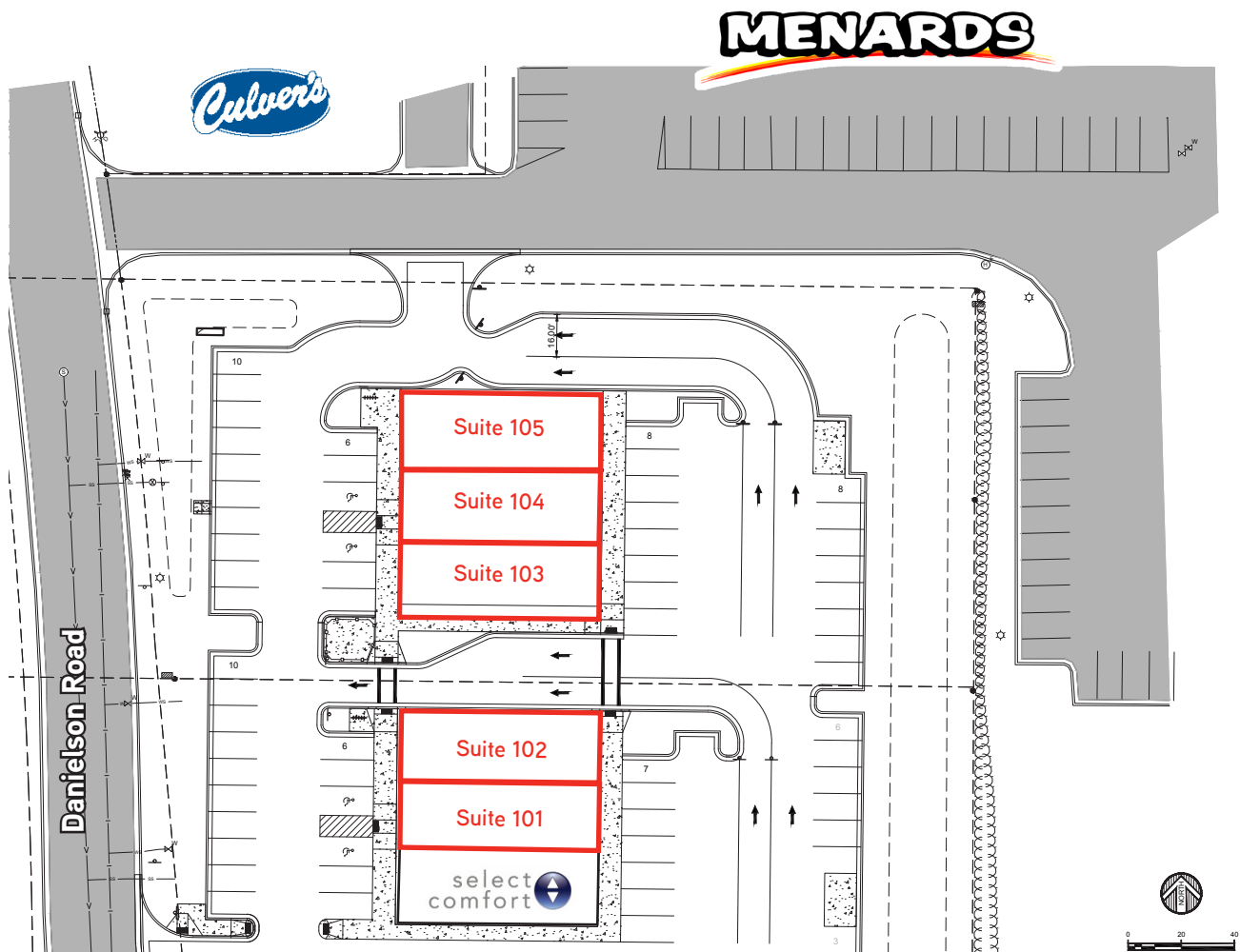
Menards	Target
Cub Foods	Best Buy
Home Depot	PetSmart
Ulta	Dick's Sporting Goods

## COMMENTS

Exceptional visibility and access to Highway 371. New development commencing construction Fall of 2017 with delivery of space in the Spring of 2018.



# SITE PLAN



Suite	Tenant	Size (SF)
100	SELECT COMFORT SLEEP NUMBER	2,240
101	AVAILABLE	1,500
102	AVAILABLE	2,000
103	AVAILABLE	2,000
104	AVAILABLE	2,000
105	AVAILABLE	2,000



For Lease >

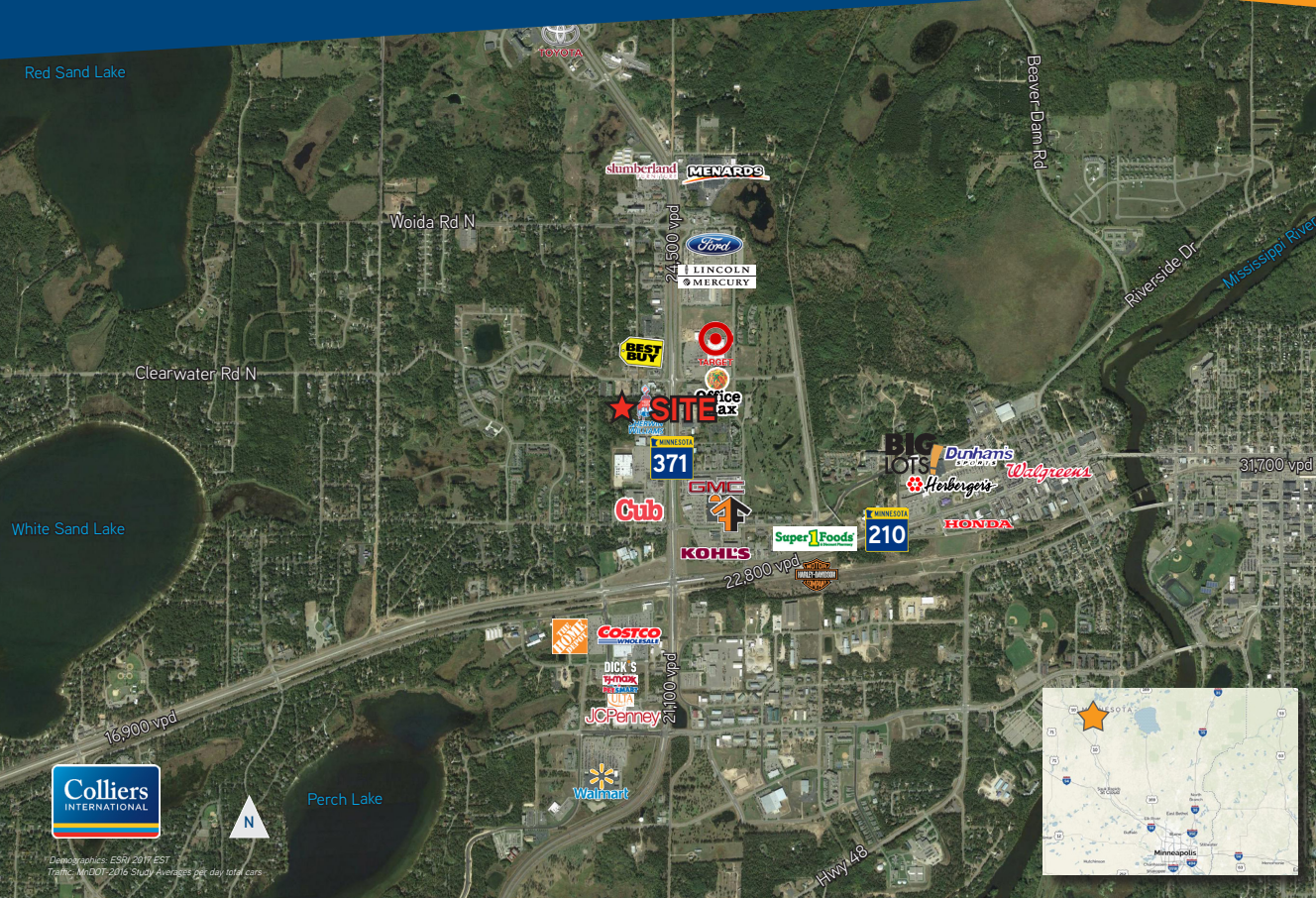
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## BRAINERD-BAXTER TRADE AREA



### OVERVIEW >>

Baxter is part of a regional trade area that services the north central area of Minnesota, commonly referred to as the Brainerd Lakes Area. The Brainerd Lakes MSA is bisected by two major central MN highways, Hwy 371 and Hwy 210. The Brainerd Lakes Region serves as a medical, manufacturing and commercial hub for the north central Minnesota Region.

### POPULATION >>

	2,045	①
	18,777	③
	27,503	⑤

### DAYTIME EMPLOYMENT >>

	5,558	①
	17,688	③
	20,675	⑤

### MEDIAN HH INCOME >>

	\$59,451	①
	\$46,557	③
	\$48,839	⑤

### MAJOR EMPLOYERS >>

Essentia Health (1,251)  
St. Joseph's Medical Center (1,100)  
Brainerd School District (875)  
Ascensus (740)

## BRAINERD-BAXTER

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Colliers International | Minneapolis-St. Paul  
4350 Baker Rd, Suite 400, Minnetonka, MN 55343  
952 897 7700 | [colliers.com/msp](http://colliers.com/msp)

Mark Kampmeyer  
Senior Associate  
952 897 7811  
[mark.kampmeyer@colliers.com](mailto:mark.kampmeyer@colliers.com)