

FOR SALE OR LEASE >

Bielenberg Plaza

7435 Bailey Road | Woodbury, MN

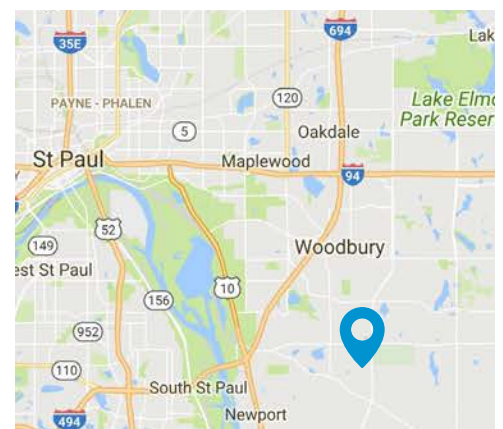


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PROPERTY HIGHLIGHTS

- > 1-2.5 acres available
- > BTS for lease
- > Up to 15,000 SF for lease
- > Full access via Bailey Rd with great visibility
- > Off site ponding complete
- > Join:
 - > Bielenberg Gardens (30 acres grocery anchored retail)
 - > Harvest View (179 single family units)
 - > St. Therese Senior Living (276 units)
 - > Ascend of Woodbury (305 units)
 - > Bailey Park of Woodbury (183 single family units)



CONTACT US >

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SITE INFORMATION:

- > Location: 7435 Bailey Road, Woodbury, MN
- > Description: 3 acres rough graded commercial pad
- > Building GLA: Up to 15,000 SF

DEMOGRAPHICS:

Population	6,832	49,418	157,585
Median HH Income	\$109,632	\$104,226	\$86,233
Average HH Income	\$134,907	\$127,827	\$110,073

*Source: ESRI 2019 Est.

TRAFFIC COUNTS:

- > Bailey Road: 12,000 vpd
- > Radio Drive: 9,900 vpd

*Source: Minnesota Department of Transportation 2016 Study averages are per day total cars

LOCATION:

- > Latitude: 44.889787
- > Longitude: -92.950940

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WIDE AERIAL



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