

RETAIL FOR LEASE >

Valley Crossing

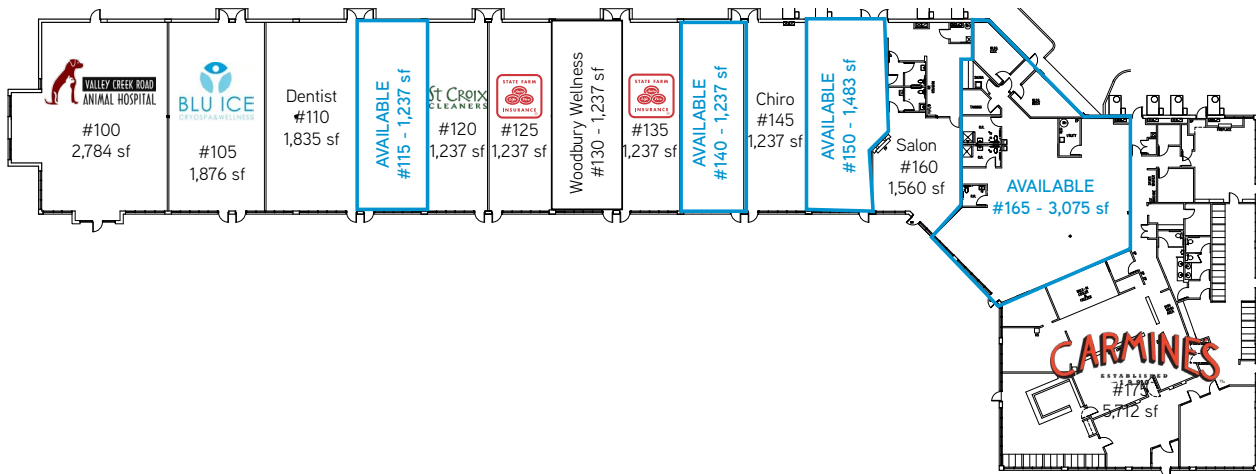
9900 Valley Creek Rd | Woodbury, MN



Accelerating success.



SITE PLAN



CONTACT US

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SITE INFORMATION:

- > Location 9900 Valley Creek Rd | Woodbury, MN
- > Total GLA 27,080 sf
- > Year Built 1998
- > Parking 140 Surface Spaces



AVAILABLE FOR LEASE

- > Suite 115: 1,237 sf
- > Suite 140: 1,237 sf
- > Suite 150: 1,483 sf
- > Suite 165: 3,075 sf

2018 EST. CAM & TAX

- > \$4.37 psf CAM
- > \$4.53 psf Taxes
- > \$8.90 psf TOTAL



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	10,551	57,665	99,626
Median HH Income	\$121,199	\$112,898	\$98,811
Average HH Income	\$151,363	\$142,382	\$123,360

Source: Costar 2017, Estimates



TRAFFIC COUNTS

- > Valley Creek Rd: 15,400 vpd
- > Woodbury Dr: 15,800 vpd

COMMENTS

Perfectly positioned in the center of some of Woodbury's most beautifully established housing developments, Valley Crossings offers easy access to service and specialty retailers. The highly traveled intersection of Valley Creek Road and Woodbury Drive provides direct access to both I-94 and I-494.

ANCHOR TENANTS



AREA TENANTS



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