

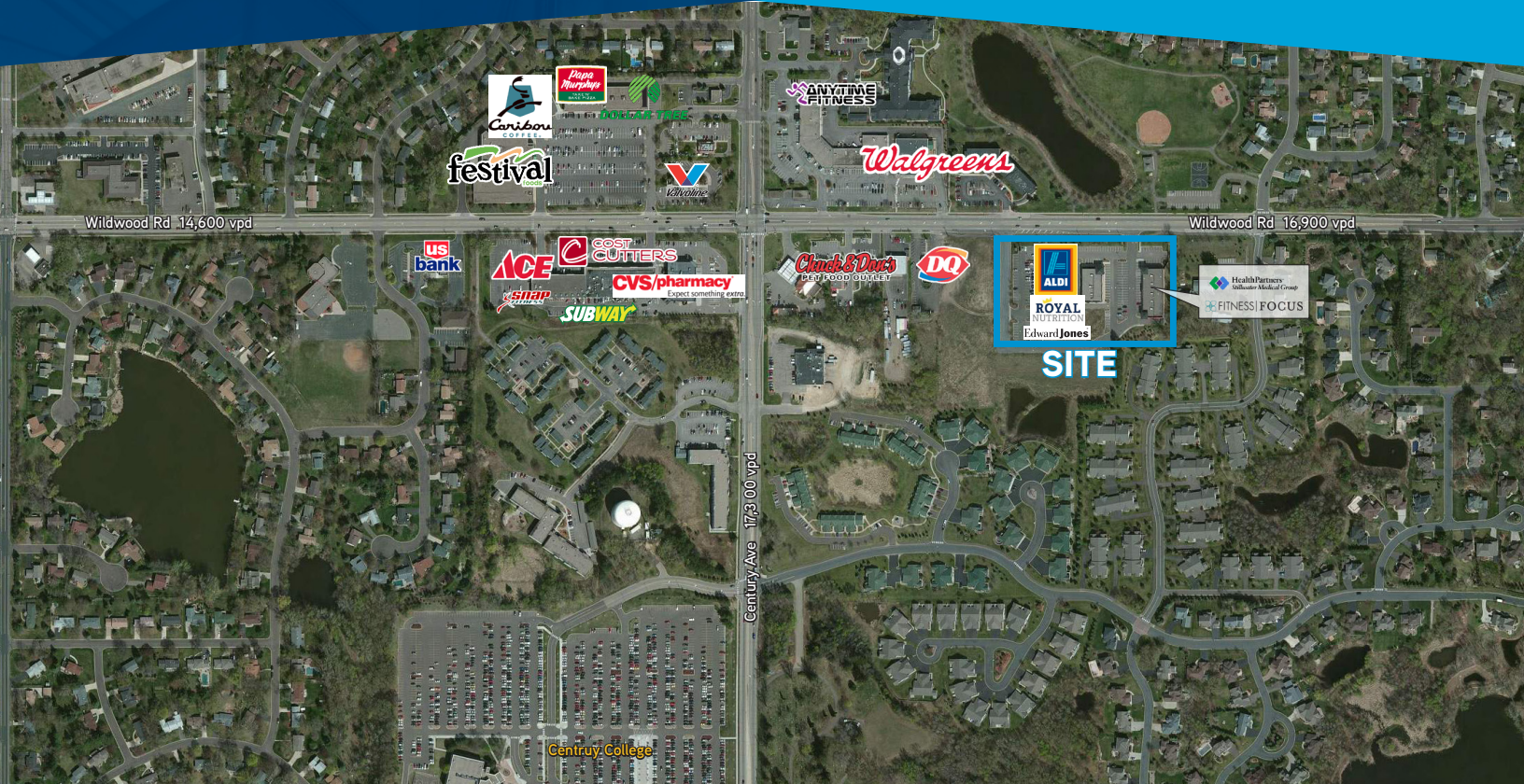
RETAIL SPACE FOR LEASE >

Wedgewood Village

700-750 Wildwood Road | Mahtomedi, MN 55115

WELSH
PARTNER **XTEAM**
RETAIL ADVISORS

Colliers
INTERNATIONAL



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RETAIL > FOR LEASE

SITE INFORMATION

Location 700-750 Wildwood Rd | Mahtomedi, MN
Description Grocery Anchored Retail/Medical Property
Total GLA 19,251 SF
Zoning Commercial
Year Opened 2006

AVAILABLE

3,985 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,320	47,761	114,057
Median HH Income	\$79,426	\$66,712	\$67,287
Average HH Income	\$103,505	\$86,278	\$87,232

* Source: ESRI, 2015 Est.

TRAFFIC COUNTS

Wildwood Road 16,900 cars per day
Century Ave 17,300 cars per day

* Source: Minnesota Department of Transportation 2015 Study Averages are per day total cars

EST. CAM & REAL ESTATE TAX

\$1.81 per square foot CAM
\$3.78 per square foot Taxes
\$5.59 per square foot Total

ANCHOR TENANTS

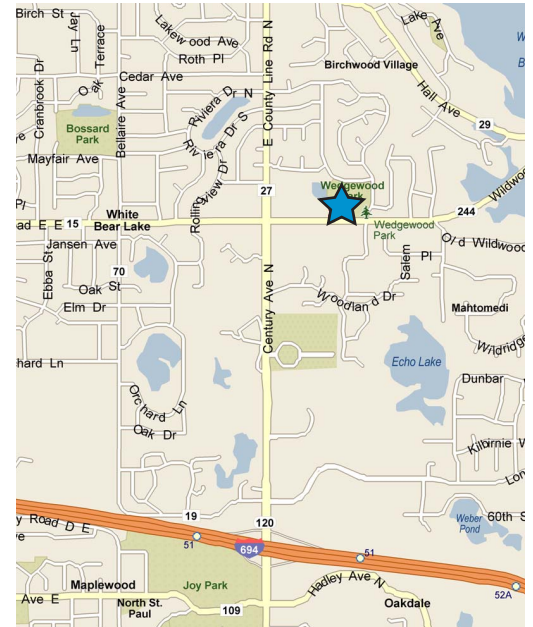
> Aldi > Stillwater Medical > Fitness Focus

MAJOR TENANTS

> Walgreens > CVS Pharmacy > Festival Foods
> Dollar Tree > Anytime Fitness > Chuck & Don's Pet Food
> Caribou Coffee > Cellars Wine & Spirit

COMMENTS

Aldi grocery anchored retail medical center located in Mahtomedi, north of Century College at the heavily traveled intersection of Century Avenue and Wildwood Road. The center offers excellent signage and visibility off of Wildwood Road with two large pylon signs. There is a very strong retail synergy with multiple surrounding area tenants that drive frequent traffic to the retail corridor.



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