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Retail • Medical • Office • Housing • Hotel

- > Proposed 114-acre mixed-use project that will serve the Southwest Corridor of the Twin Cities market
- One of the most affluent trade areas in the Twin Cities market
- Located directly on Highway 212 with easy freeway access
- > Trade area includes Carver and Scott Counties, the two fastest growing counties in Minnesota
- > Over 50,000 vehicles per day on Highway 212

AVIENDA INFORMATION

Address:	NWQ of Highway 212 & Powers Blvd
Description:	114-acre mixed-use development project
Zoning:	Agricultural
Guided:	Regional Commercial/Office
Availability:	86 Acres - Construction to begin Spring 2017; Opening Fall 2018
Traffic Counts:	Highway 212 - 50,000 vpd
	Powers Blvd - 8,600 vpd

DEMOGRAPHICS:	3 Mile	5 Miles	7 Miles
Population	35,227	117,552	184,548
Median HH Income	\$113,640	\$97,209	\$95,804
Average HH Income	\$147,642	\$126,800	\$125,494

AREA TENANTS

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->	Cooper	

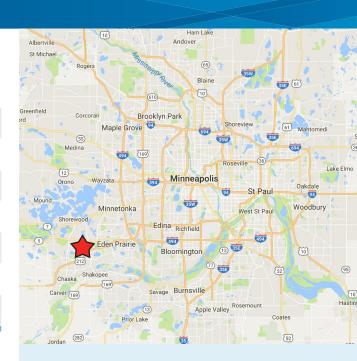
- > Cub Foods
- > Kohl's > Lifetime Fitness
- > McDonald's
- > Petco
- > MGM
- > Target

> Home Depot

- > Lunds & Byerlys
-) OfficeMax
- > Walgreens

SITE PLAN





This is a unique opportunity to develop a high-end mixed-use project in a trade area with over 400,000 people with average incomes over \$103,000 - the highest in the Twin Cities market. There is very little retail supply in the trade area, capturing less than 3% of shopping goods annually. The site itself is ideally located, with infrastructure in place to support a minimum of 1.2 million SF of retail. The retail that is in the market is experiencing less than 1.4% vacancy. The vision that the developer and the City would like to execute is to create a mixed use, healthy way of life village that will serve the growing trade area.

CONTACT US

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