

RETAIL SPACE FOR LEASE >

Rockford Road Plaza

4190 Vinewood Lane N | Plymouth, MN 55442



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Owned by:
**Regency
Centers.**

Leased by:
WELSH
PARTNER **XTEAM**
RETAIL ADVISORS



ROCKFORD ROAD PLAZA > FOR LEASE

SITE INFORMATION

- > Location NEQ of I-494 & Cty Rd 9 | Plymouth, MN
- > Description Regional anchored retail
- > Center GLA 207,209 SF



AVAILABLE FOR LEASE

- > Suite 108: 1,200 SF
- > Suite 122: 2,988 SF
- > Suite 130: 7,722 SF

2018 EST. CAM & TAX

\$2.43 per square foot CAM
\$5.65 per square foot Tax
\$0.31 per square foot Insurance
\$8.39 per square foot Total



DEMOGRAPHICS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Population | 7,282 | 68,506 | 181,487 |
| Median HH Income | \$119,158 | \$97,056 | \$86,311 |
| Average HH Income | \$165,078 | \$130,172 | \$118,065 |

Source: ESRI 2018 est.



TRAFFIC COUNTS

- > County Rd 9: 21,100 vpd
- > County Rd 61: 12,000 vpd
- > I-494: 58,000 vpd

* Source: MN Department of Transportation 2017 Study averages are per day total cars



ANCHOR TENANTS



AREA TENANTS



COMMENTS

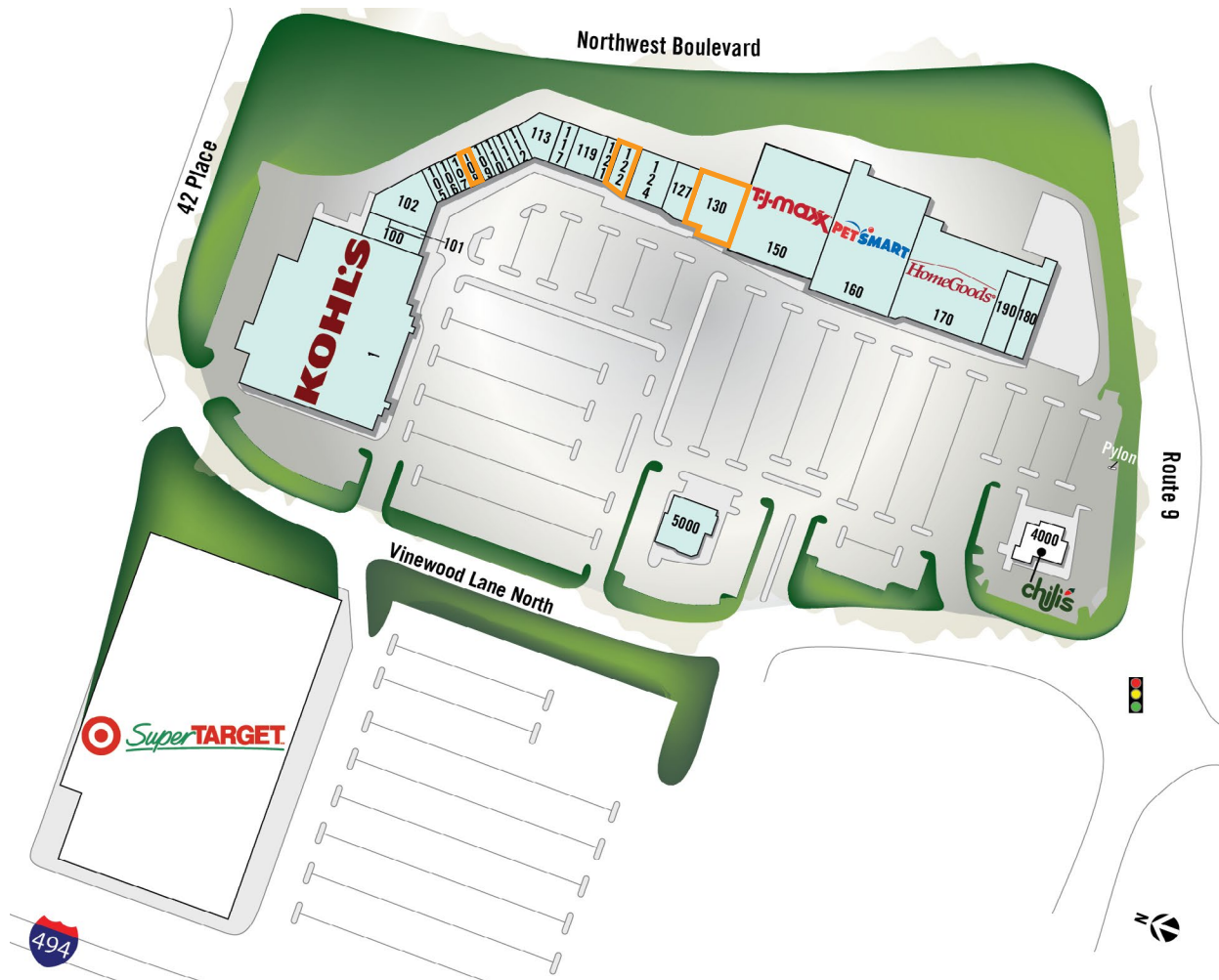
Rockford Road Plaza is conveniently located just off I-494 and Rockford Road in Plymouth, an affluent suburb with strong daytime and a dense residential population. Rockford Road Plaza has great co-tenancy and easy access which makes this center a great option for any retailer.

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SITE PLAN >

Rockford Road Plaza | 4190 Vinewood Lane N | Plymouth, MN



| Suite | Tenant | SF |
|-------|--------------------------|-----------|
| 1 | Kohl's | 65,608 SF |
| 100 | Bath & Body Works | 3,025 SF |
| 101 | Great Clips | 975 SF |
| 102 | Star Liquors | 5,916 SF |
| 105 | GNC | 1,449 SF |
| 106 | Nails & Company | 1,200 SF |
| 107 | Chiropractor | 1,200 SF |
| 108 | AVAILABLE | 1,200 SF |
| 109 | Visionsmith, Inc | 1,200 SF |
| 110 | Sally Beauty Supply | 1,200 SF |
| 111 | The UPS Store | 1,200 SF |
| 112 | Gamestop | 1,200 SF |
| 113 | Mings Garden | 3,203 SF |
| 117 | Jewelry World | 1,898 SF |
| 119 | India Palace of Plymouth | 3,360 SF |
| 121 | Pura Salon | 1,400 SF |
| 122 | AVAILABLE | 2,988 SF |
| 124 | Carter's | 4,434 SF |
| 127 | Christopher & Banks | 3,700 SF |
| 130 | AVAILABLE | 7,722 SF |
| 150 | TJ Maxx | 25,200 SF |
| 160 | PetSmart | 26,915 SF |
| 170 | HomeGoods | 25,855 SF |
| 180 | Topline | 3,447 SF |
| 190 | Anytime Fitness | 4,314 SF |
| 4000 | Chilis | 0 SF |
| 5000 | Sunshine Factory | 7,400 SF |

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