

FOR LEASE > RETAIL DEVELOPMENT SITE

CityPlace Retail

SEC I-94 & RADIO DRIVE, WOODBURY, MN



FOR LEASE



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Site Information

- > **Location** SEC I-94 and Radio Drive, Woodbury, MN
- > **Description** Elion Mixed Use Development
- > **Center Retail GLA** Approximately 150,000 SF

AVAILABLE:

- > 1,430 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	5,334	55,573	137,715
Median HH Income	\$82,291	\$77,599	\$71,636
Average HH Income	\$105,802	\$100,286	\$93,700

TRAFFIC COUNTS:

- > I-94: 110,000 vpd
- > Radio Drive: 36,500 vpd

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

2018 (EST) EXPENSES

- > Total Estimates: \$19.43

CITY PLACE TENANTS:

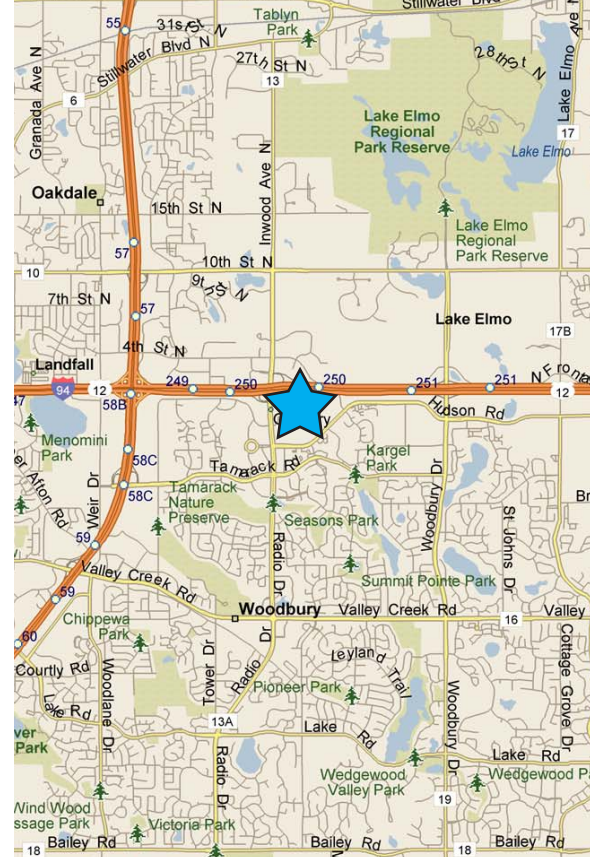
- > Whole Foods
- > Verizon
- > Potbelly
- > Cafe Zupas
- > Tria Orthopedic
- > Marriot Residence Inn
- > Sur La Table
- > Chuck & Don's
- > Caribou Coffee
- > Qdoba
- > Spire Credit Union
- > La-Z-Boy
- > Einstein Bros. Bagels
- > Naf Naf Grill
- > Tu Nails
- > Wedding Day Jewelers

WOODBURY AREA TENANTS:

- > Babies 'R Us
- > Cabela's
- > Ethan Allen
- > Gordmans
- > JC Penney
- > Office Max
- > Pier One
- > Trader Joe's
- > Bed Bath & Beyond
- > Cub Foods
- > DSW
- > H&M
- > JoAnn Etc.
- > Old Navy
- > Savers
- > Ulta
- > Big Lots
- > CVS Pharmacy
- > Dick's Sporting Goods
- > Home Depot
- > Michael's
- > PetSmart
- > Shane Co.

COMMENTS:

The CityPlace Mixed Use Development is located in the core of the vibrant Woodbury Retail Trade Area. Strategically located off of I-94 and Radio Drive, this site offers excellent demographics, traffic volume, ease of access and visibility. The Woodbury Retail Trade Area boasts national and regional retailers, restaurants and office users and has historically been a very tight market with low vacancy rates and limited opportunities for new development.



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