

FOR LEASE > RETAIL DEVELOPMENT SITE

City Place Development

SEC I-94 & RADIO DRIVE, WOODBURY, MN

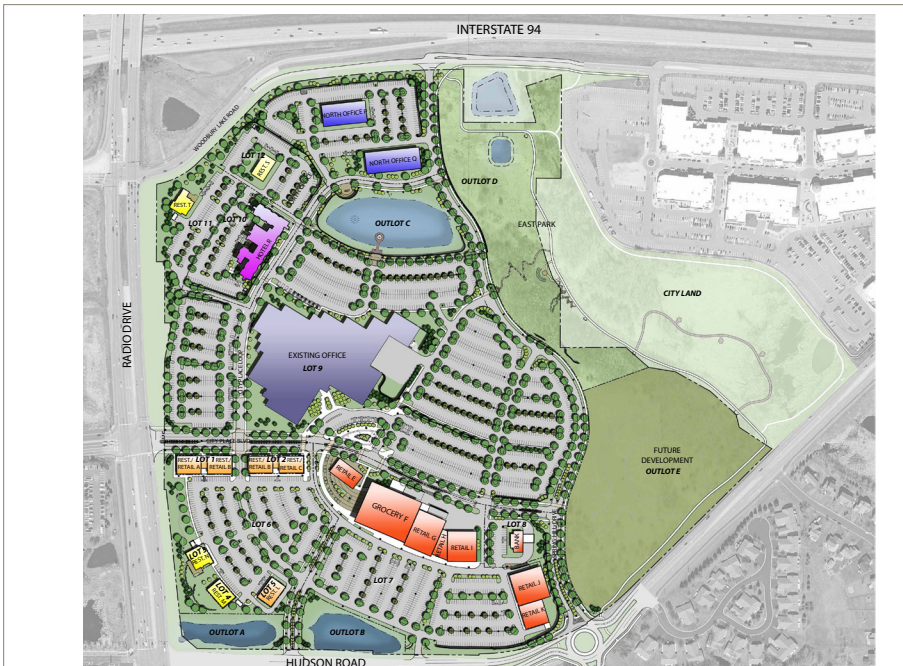
WELSH

PARTNER  **X TEAM**
INTERNATIONAL

WOODBURY TRADE AREA 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:

2,000 - 45,000 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: 106,000 vpd
- Radio Drive: 36,000 vpd

** Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars*

2015 (EST) EXPENSES:

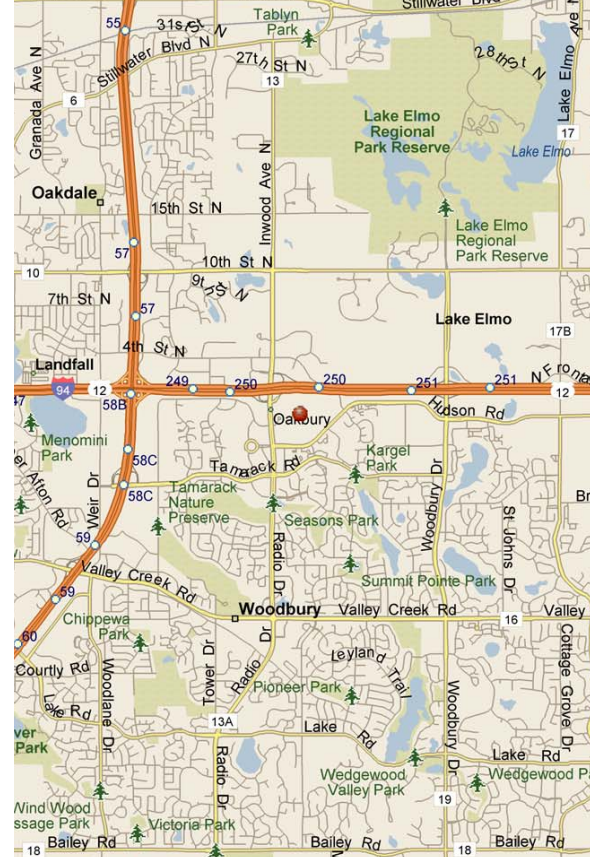
Total Estimates TBD

AREA TENANTS:

- | | | |
|------------------|-------------------|-------------------------|
| ➤ Babies 'R Us | ➤ Banana Republic | ➤ Bed Bath & Beyond |
| ➤ Big Lots | ➤ Cabela's | ➤ CJ Banks |
| ➤ Cub Foods | ➤ CVS Pharmacy | ➤ Dick's Sporting Goods |
| ➤ DSW | ➤ Eddie Bauer | ➤ Ethan Allen |
| ➤ Express | ➤ GAP | ➤ Gordmans |
| ➤ H&M | ➤ Home Depot | ➤ JC Penney |
| ➤ JoAnn Etc. | ➤ JoS A Bank | ➤ Kirklands |
| ➤ Mattress Giant | ➤ Michael's | ➤ Office Max |
| ➤ Old Navy | ➤ PetSmart | ➤ Pier One |
| ➤ Savers | ➤ Sears | ➤ Shane Co. |
| ➤ Thomasville | ➤ Trader Joe's | ➤ Ulta |

COMMENTS:

The City Place 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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