

RETAIL FOR SUBLEASE >

# Shops at Vadnais Square Sublease

967 County Road E East | Vadnais Heights, MN 55127



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## CONTACT US

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## SITE INFORMATION

- **Location** 967 Cnty Rd E East | Vadnais Heights, MN 55127
- **Description** Retail Shopping Center

### AVAILABLE FOR SUBLEASE:

- 1,141 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	3,852	54,446	177,252
Median HH Income	\$61,232	\$68,000	\$66,432
Average HH Income	\$78,609	\$85,238	\$85,666

*\* Source: ESRI 2015 Est.*

### TRAFFIC COUNTS:

- County Rd E 18,000 vpd
- Hwy 35 E 74,000 vpd

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

### AREA TENANTS:

- Fresh Thyme
- Xperience Fitness
- Famous Footwear
- Target
- Walmart
- Jersey Mikes
- Pet Supplies Plus
- Chipotle
- Erik's Bike Shop

### HIGHLIGHTS:

- Strong Visibility
- Easy Access from I-35E
- Shadow Anchored by Target, Fresh Thyme & Xperience Fitness
- Located near the Vadnais Sports Center, Summit Orthopedics and 300 space Metro Transit park-and-ride
- Surrounded by additional strong national retailers: Walmart, Pet Supplies Plus, Chipotle, Jersey Mikes, AT&T, Massage Envy, Erik's Bikes

### COMMENTS:

The Shops at Vadnais Square has a sublease space available. Great Clips is currently occupying approximately 1,140 sf of inline space. Co-tenant at the center include Panera Bread, Papa Murphy's and D & L Liquors. The property location offers convenient access to I-35E and County Road E as well as great visibility along Count Road E.



## Contact Us

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