

# FOR LEASE

# COMMERCE HILL

421- 449 Commerce Drive | Woodbury, MN | 55125



Up to 7,000 SF Available

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**UPLAND**

REAL ESTATE GROUP, INC.

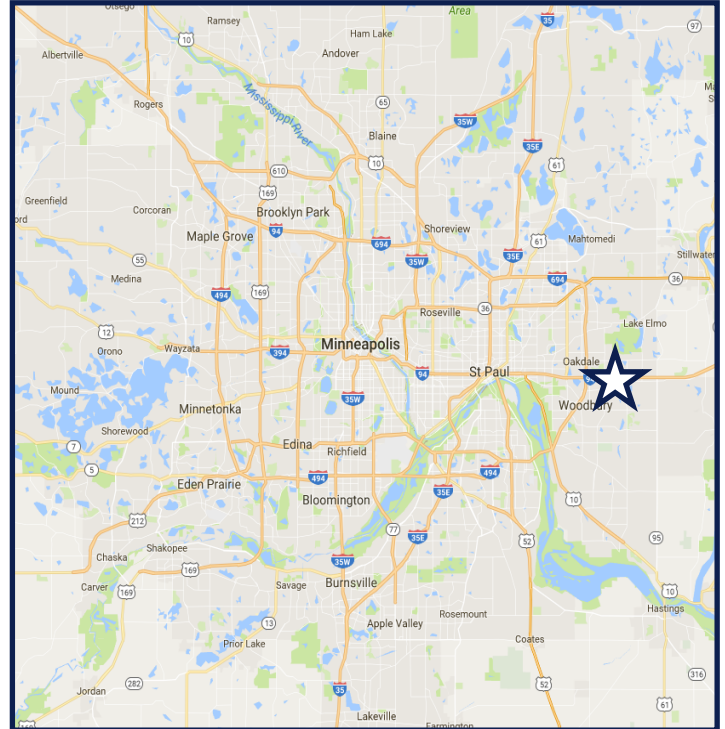
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**PROPERTY INFORMATION**

<b>ADDRESS</b>	421-449 Commerce Drive
<b>CITY, STATE</b>	Woodbury, MN
<b>TOTAL LOT ACREAGE</b>	0.80 Acres
<b>LOT 7—BUILDING</b>	7,000 SF
<b>LEASE RATE</b>	\$36.00 PSF
<b>CAM/ INSURANCE 2019</b>	\$6.00 PSF
<b>RE TAXES 2019</b>	\$5.25 PSF
<b>CAM &amp; TAX 2019 TOTAL</b>	\$11.25
<b>ZONING</b>	B-3 Planned Shopping Center
<b>COUNTY</b>	Washington



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	6,839	47,427	116,629
<b>DAYTIME POPULATION</b>	3,915	27,135	43,788
<b>MEDIAN HH INCOME</b>	\$101,237	\$96,562	\$85,544
<b>AVERAGE HH INCOME</b>	\$132,692	\$124,106	\$111,365
<b>MEDIAN AGE</b>	36.6	36.9	37.1

**NEARBY RETAILERS**

Target	Great Clips
Verizon Wireless	European Wax Center
Chuck E. Cheese	Jersey Mikes Subs
Nadia Cakes	Discount Tire
Culver's	Starbucks
Noodles and Company	McDonald's

**COMMENTS**

Well positioned within the center along Commerce Drive and is only seconds from the heavily traveled Woodbury Drive (which is a main thoroughfare to I-94).

Woodbury is a strong trade area with extremely high annual incomes and a significant population count. The trade area has attracted numerous national retail chains over the years.

Ideal for restaurants with patio, quick service restaurants, medical, and other professional services.

**TRAFFIC COUNTS**

<b>COMMERCE DRIVE</b>	8,100 VPD
<b>WOODBURY DRIVE</b>	23,000 VPD
<b>INTERSTATE 94</b>	89,000 VPD

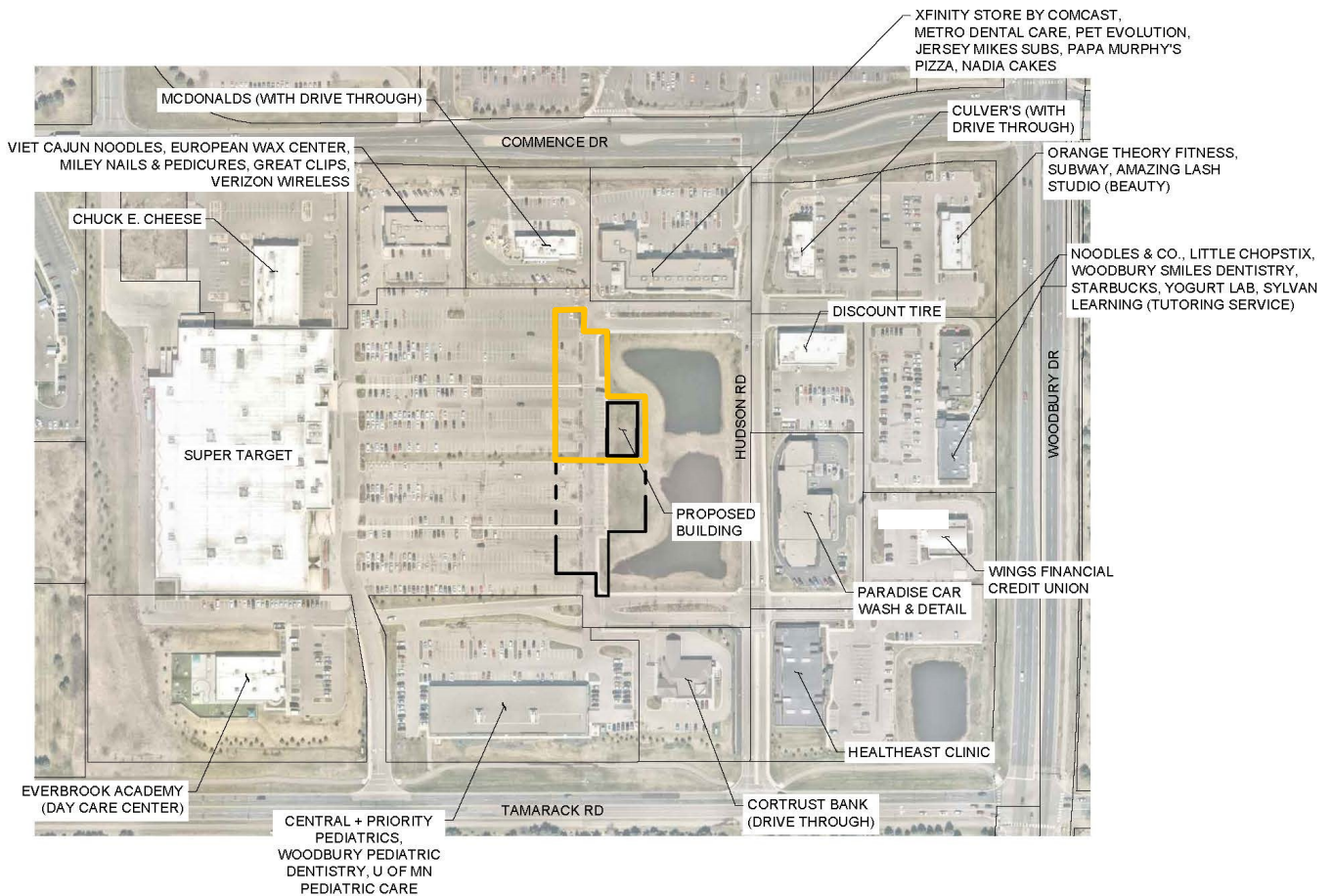
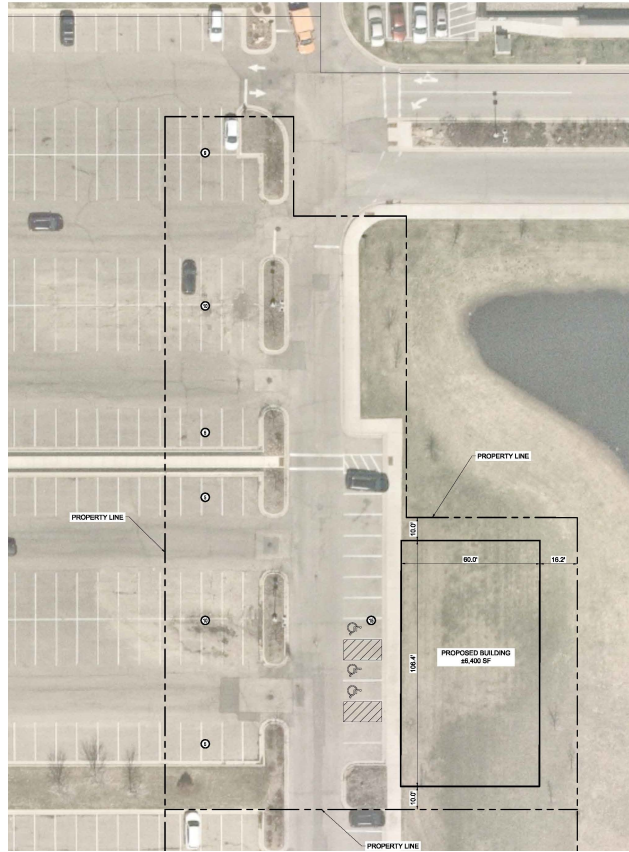














1 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

MATERIAL CALCS- EAST	
Material Type	PERCENTAGE
BRICK	52%
EIFS	14%
GLASS	28%
STONE	6%

MATERIAL CALCS- WEST	
Material Type	PERCENTAGE
BRICK	29%
EIFS	26%
GLASS	42%
STONE	3%



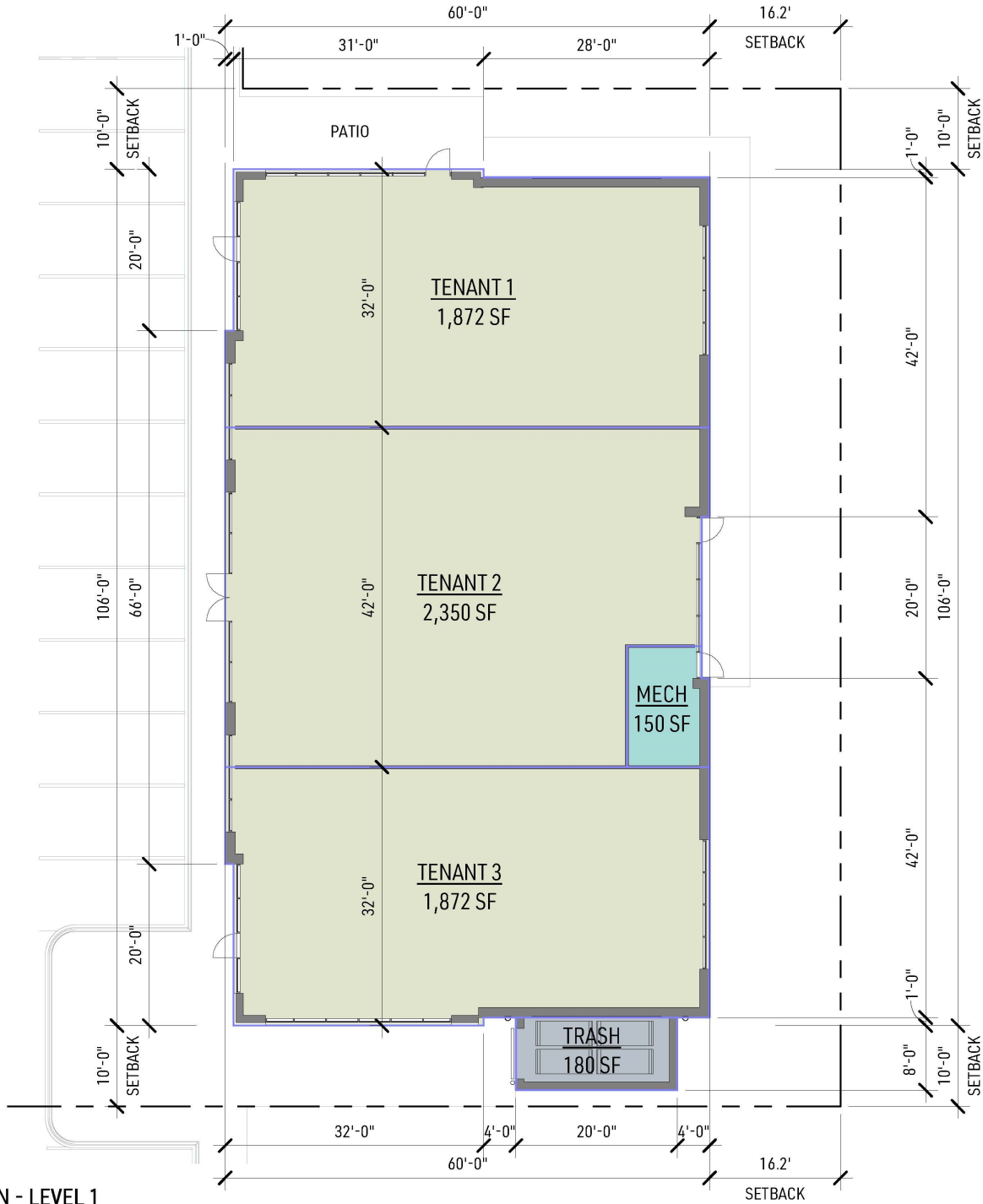
1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"

MATERIAL CALCS- NORTH	
Material Type	PERCENTAGE
BRICK	38%
EIFS	33%
GLASS	22%
STONE	8%



MATERIAL CALCS- SOUTH	
Material Type	PERCENTAGE
BRICK	39%
EIFS	32%
GLASS	22%
STONE	8%





**1 FLOOR PLAN - LEVEL 1**  
1/16" = 1'-0"

