

FOR LEASE

EAGLE VALLEY MARKETPLACE

2110 Eagle Creek Lane | Woodbury, MN | 55129



Two Spaces Available

Blake Martin

612.465.8521

blake@upland.com

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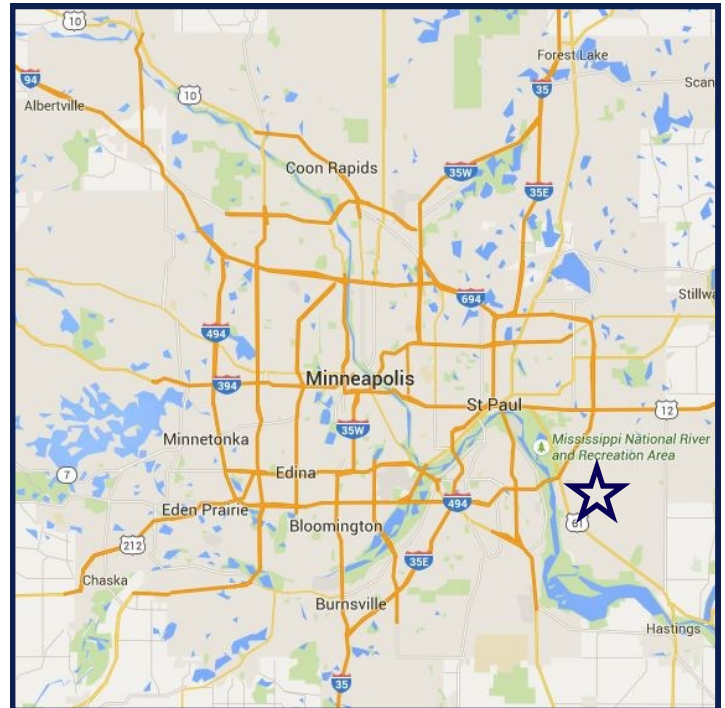
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	2110 Eagle Creek Lane
CITY, STATE	Woodbury, MN
BUILDING SIZE	19,686
LOT SIZE	2.575 Acres
SPACE AVAILABLE	1,400 SF—Former Pilates Studio 1,777 SF—Former Dance Studio
LEASE RATE	Negotiable
TAXES & CAM	Est. \$10.50
PROPERTY TYPE	Retail
COUNTY	Washington
YEAR BUILT	2003



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,410	54,017	90,777
MEDIAN HH INCOME	\$110,492	\$104,187	\$90,238
AVERAGE HH INCOME	\$142,862	\$136,235	\$118,024
MEDIAN AGE	35.2	36.3	37.1

NEARBY RETAILERS

- Pino's Pizza
- Sassy Di's Salon
- CVS Pharmacy
- Holiday Gas Station
- Sherwin-Williams

TRAFFIC COUNTS

WOODBURY DRIVE	14,800 VPD
VALLEY CREEK RD	11,200 VPD

COMMENTS

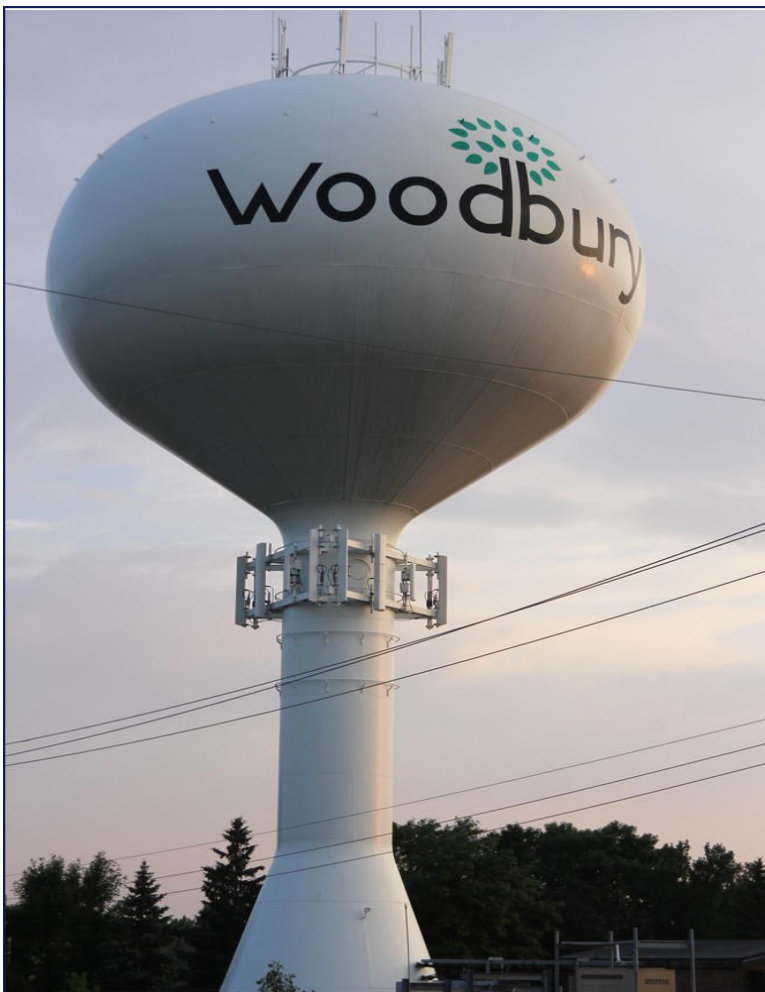
- Strong Neighborhood Retail Corner
- Very High Incomes within 1 Mile
- Flexible Suite Sizes
- Large Parking Lot



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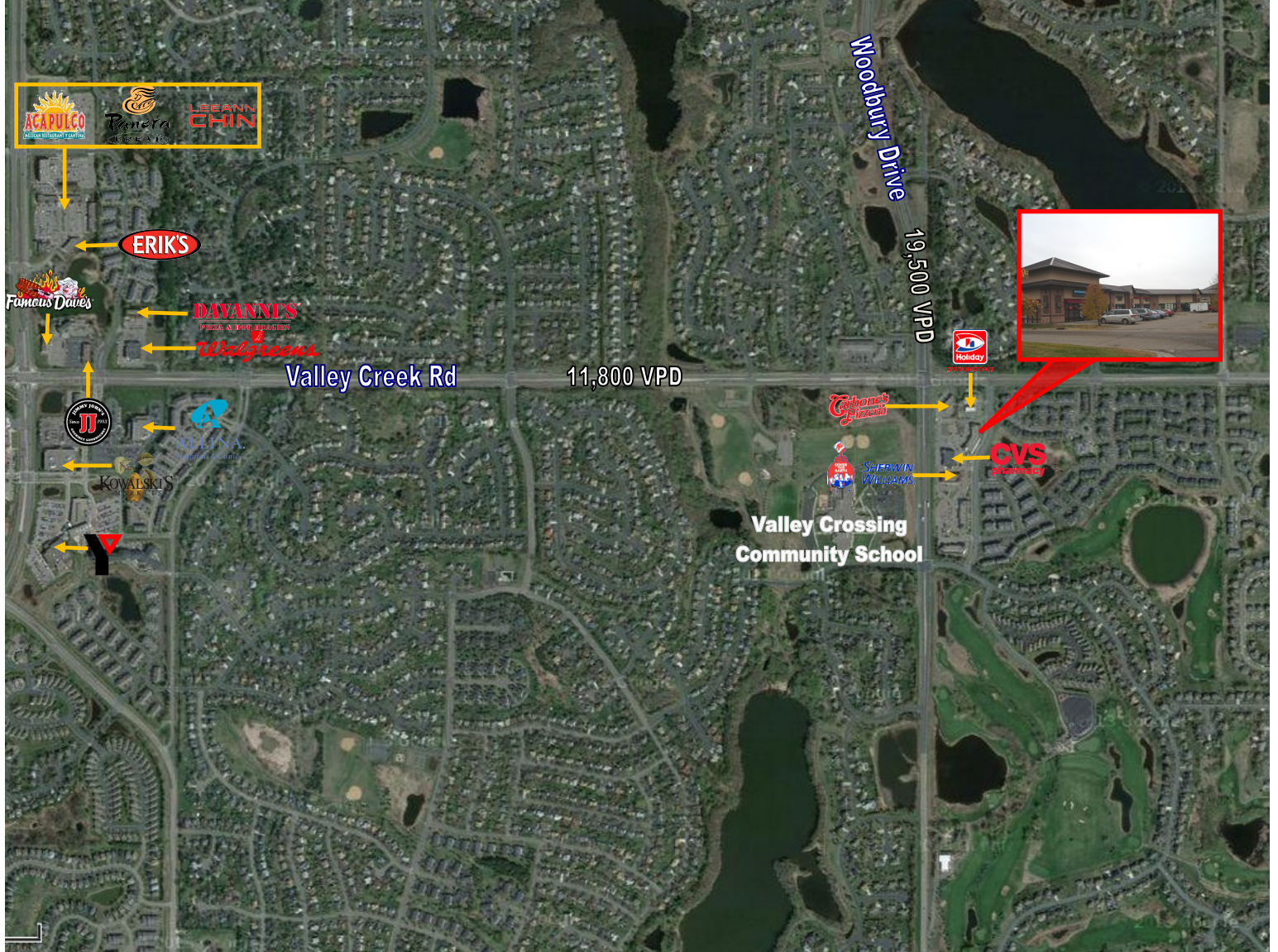
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One of Minnesota's fastest growing cities for the past three decades, Woodbury is now the state's 10th largest city, with over 63,000 people. Much of Woodbury's extraordinary success as a community can be attributed to its long-range, planned growth strategy. The city is committed to high quality development and has established a reputation for being responsive to the needs of businesses. The result is a smooth, no-surprises relationship and a secure environment for business investment. The city offers a range of competitive financing programs through the Woodbury Economic Development Authority to assist with business expansion. Bordered by I-94, I-494 and I-694, Woodbury has a strategic location only 20 minutes from the Minneapolis/St. Paul International Airport.



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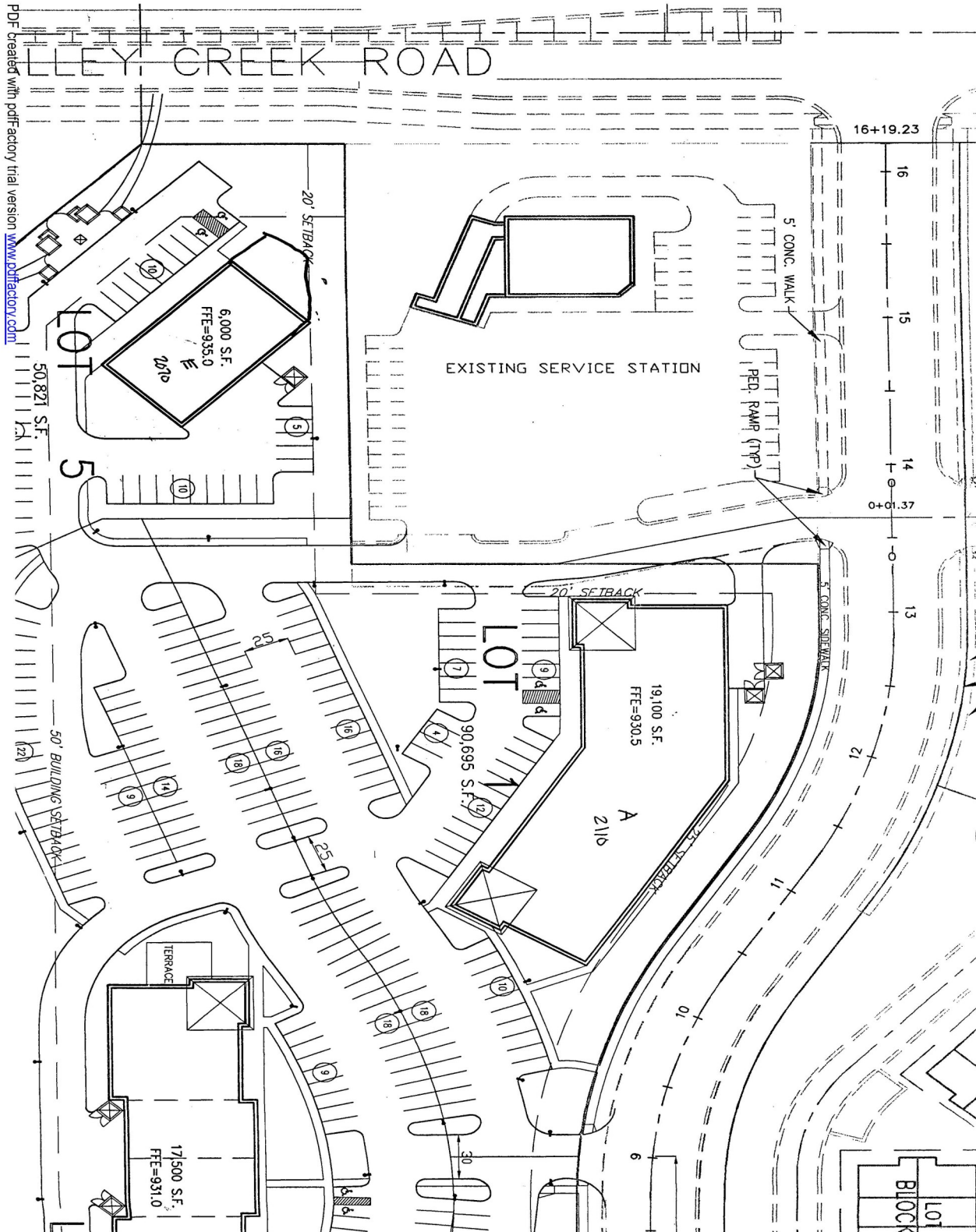
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