



RETAIL FOR LEASE

# VALLEY CREEK COMMONS

SEQ I-494 & Valley Creek Rd | Woodbury, MN



BIELLENB...



SAVERS

95,000 VPD



KOHL'S

Woodbury THEATRE

Total Wine



VALLEY CREEK RD



SUBWAY



MGM



WOODBURY VILLAGE

BARNES NOBLE



38,500 VPD



SITE



WELLS FARGO

26,000 VPD



CONTACT

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# OVERVIEW



## PROPERTY INFORMATION

- Location: SEQ I-494 & Valley Creek Rd | Woodbury, MN
- Building GLA: 5,000 sf
- Delivery: Construction starting summer 2020 w/ fall delivery



## AVAILABLE

- 5,000 sf strip w/ drive-thru
- Divisible to 1,500 sf



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	6,939	69,641	179,745
Total Employees	7,482	42,071	64,221
Average HH Income	\$89,111	\$102,430	\$93,907

*\*Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



## TRAFFIC COUNTS

- 38,500 vpd - Valley Creek Rd
- 92,000 vpd - I-494



## COMMENTS

- Chick-fil-A opening on-site
- Located across Valley Creek from Target, Lunds & Byerlys, Total Wine and Walgreens
- High income area
- Strong traffic counts
- Endcap and drive-thru available



## AREA TENANTS



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# OVERALL SITE PLAN

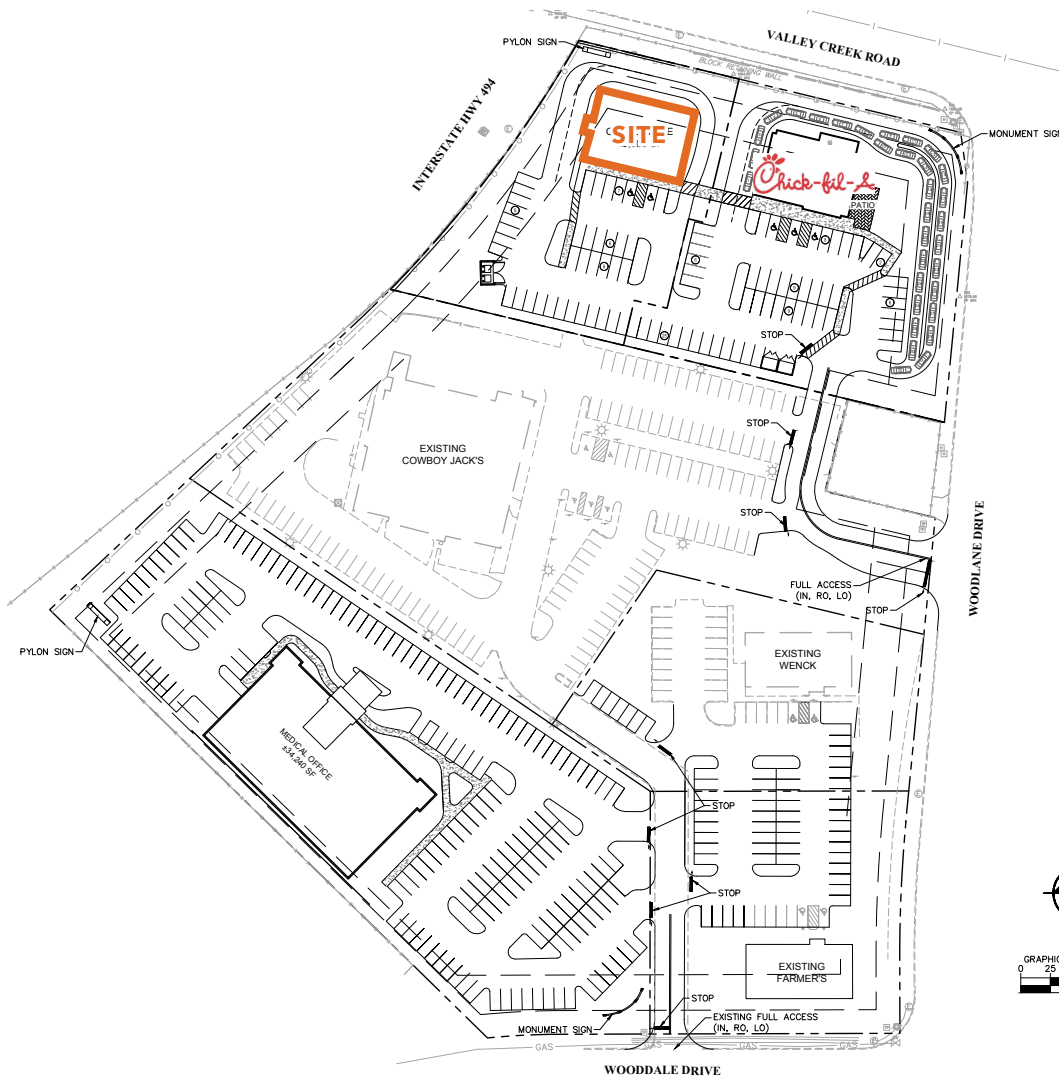
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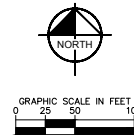
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OVERALL BUILDING/SITE DATA TABLE

	LOT AREA	BUILDING	PARKING PROVIDED	PARKING RATIO (PROVIDED)	PARKING REQUIRED	ADA STALLS REQ'D/PROVIDED
REST.	1.27 AC.	± 4,860 SQ. FT.	54 SPACES	11.1	54 SPACES	3 STALLS/3 STALLS
QSR/ COFFEE	0.97 AC.	± 5,000 SQ. FT.	39 SPACES	7.8	—	2 STALLS/2 STALLS
**MED OFFICE	2.63 AC	± 34,240 SQ. FT.	170 SPACES	5.0	172 SPACES	6 STALLS/6 STALLS
**WENCK	1.00 AC	± 8,300 SQ. FT.	44 SPACES	5.3	42 SPACES	2 STALLS/2 STALLS
**FARMERS	1.00 AC	± 8,300 SQ. FT.	43 SPACES	5.2	42 SPACES	2 STALLS/2 STALLS

\*CITY OF WOODBURY MINIMUM REQUIRED PARKING RATIOS:  
 OFFICE - 1 SPACE / 200 SF  
 RESTAURANT - 1 1/2 SEATS + EMPLOYEE PARKING  
 \*\*IT IS ASSUMED THAT A SHARED PARKING AGREEMENT WILL BE COMPLETED TO SATISFY THE CITY'S MINIMUM PARKING REQUIREMENT BETWEEN THESE PARCELS





## SITE PLAN

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