

### OPPORTUNITY

### PHOTOS

### SITE PLAN

### AMENITY MAP

### DEMOGRAPHICS

### Property Highlights

- Freestanding on a highly trafficked intersection of City Center Drive, Radio Drive and Valley Creek Road in the desirable Woodbury submarket
- Large, visible monument sign
- Well maintained former Bank and Multi-Tenant building
- Drive-Thru
- Subdivision is possible
- Suitable for Office, Retail, or Medical
- Great curb appeal in an affluent and growing suburban market

### Property Details

General Use	Retail or Office
Building Status	Existing
Year Built	1996
Land Size	1.23 Acres
Parking Spaces	Ample

### Sale / Lease Information

Available	6,818 SF
Divisible To	2,000 SF
Lease Rate	Negotiable
Listing Use	Retail or Office
Status	Active
Taxes	\$5.07 psf



Platinum member

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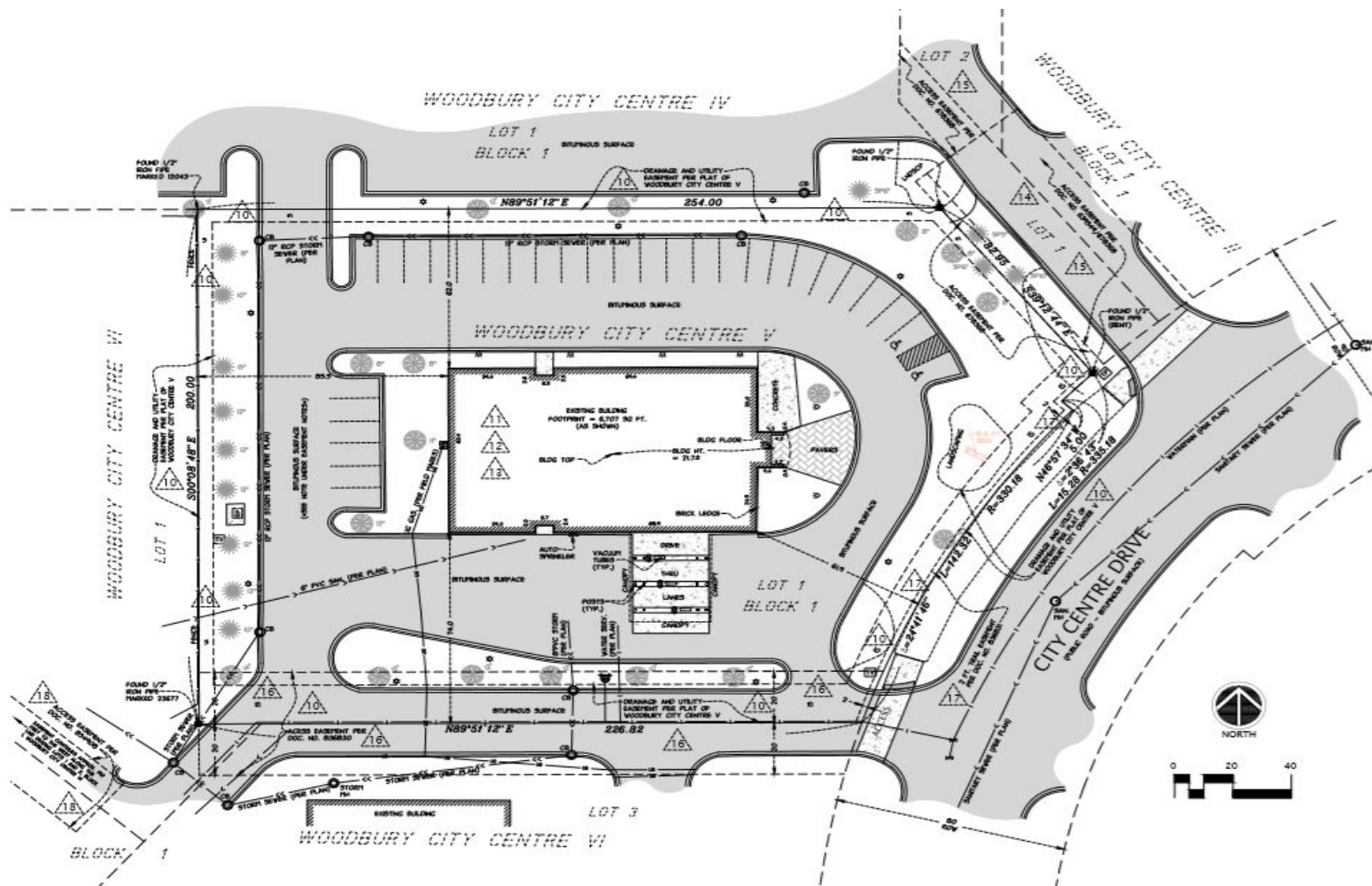
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Woodbury is one of the most sought after submarkets to operate in since it serves the eastern metro of Minnesota as well as western Wisconsin. There is a 3.2% retail vacancy rate in Woodbury with a high volume of construction in retail and office both underway and planned.

This property is well situated near a neighborhood office park and nearby retail amenities. Being minutes away from 1-94 and the Eagle Valley Golf Course, it makes an ideal location for the right business.

### Total Estimated Population (2019)

< 5 Miles	129,205
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### Average Household Income (2019)

< 1 Miles	\$103,101
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< 3 Miles	\$100,791
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