

Eagle Valley Marketplace

2110 Eagle Creek Lane
Woodbury, MN 55129



Three Spaces Available!

Offered By:

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PROPERTY PROFILE

Building Name: Eagle Valley Marketplace

Address: 2110 Eagle Creek Lane
Woodbury, MN 55129

County: Washington

Property Type: Retail

Year Built: 2003

PID#: 14-02-82-122-0143

Lease Rate: \$10 - \$14 NNN

CAM/Tax/Ins: Est. \$10.50

Available SF: 1,400 SF - Former Pilates Studio
1,777 SF - Former Dance Studio
1,655 SF - Former Gift Shop

Building Sq. Ft.: 19,686

Lot Size: 2.575 Acres

Traffic Counts: Woodbury Drive: 19,500 VPD
Valley Creek Rd: 11,800 VPD

DEMOGRAPHIC INFORMATION (One Mile Radius)

Population: 10,523

Median Household Income: \$ 103,787

Average Household Income: \$ 127,096

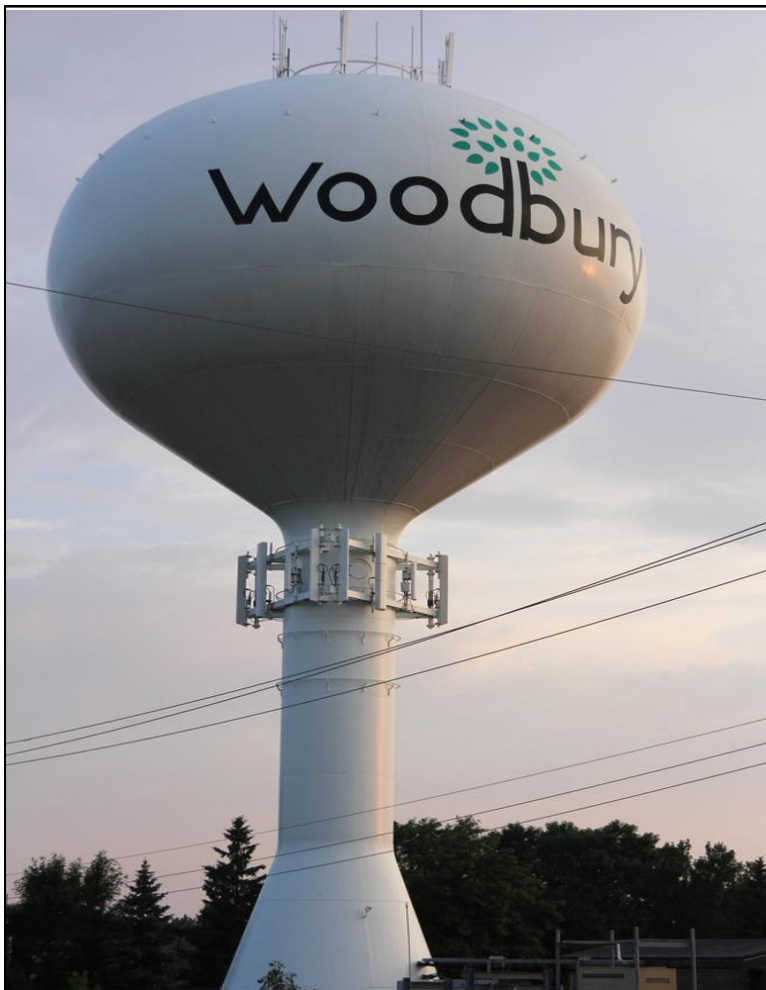
PROPERTY HIGHLIGHTS

- Excellent exposure along Valley Creek Rd
- Join new “Salt Spa”

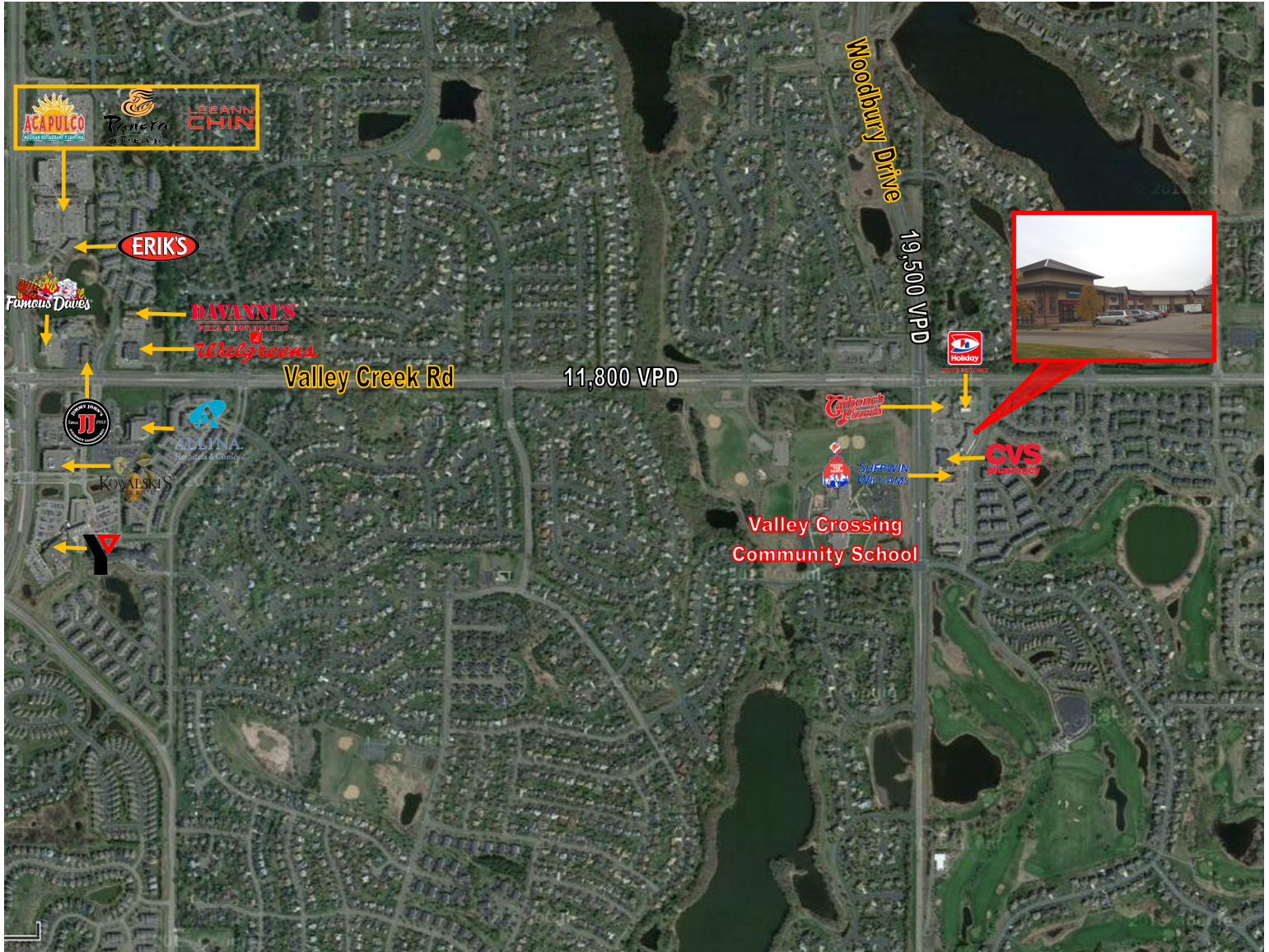
Area Overview



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.



Aerial Photo



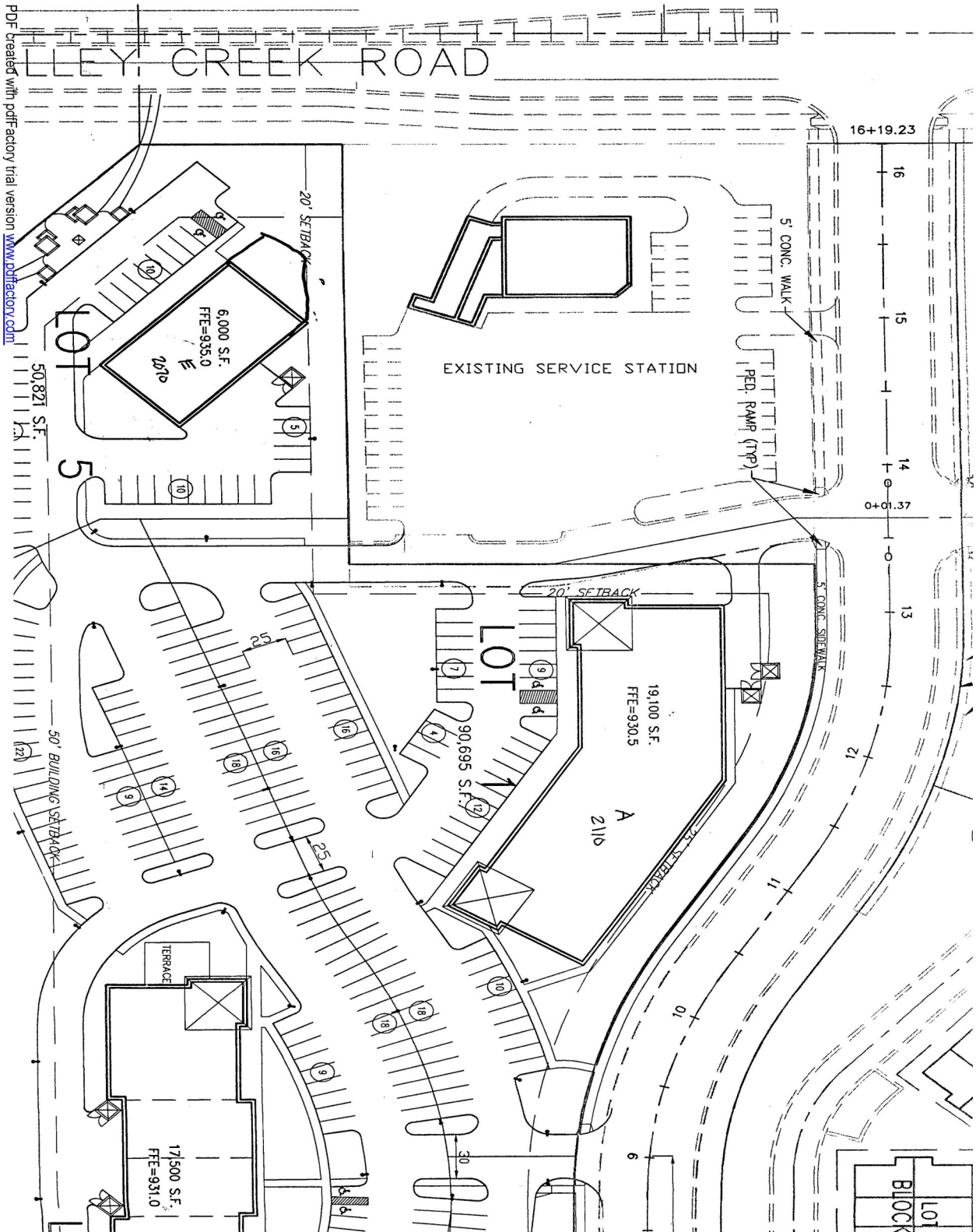
Property Photos



Plat Map

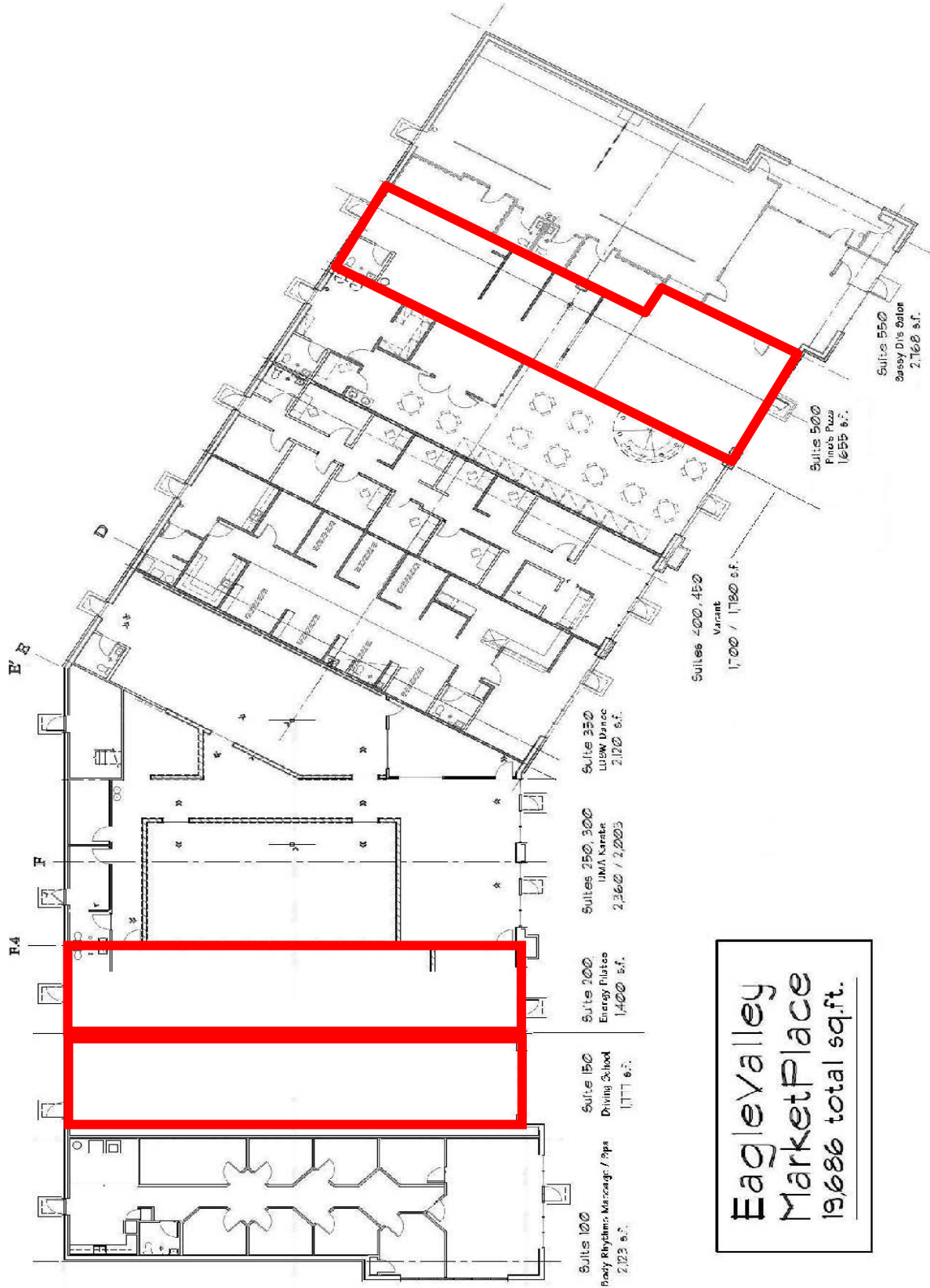


Site Plan

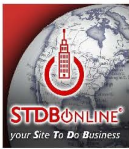


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Building Plan



**Eagle Valley
MarketPlace
19,686 total sq.ft.**



Executive Summary

2110 Eagle Creek Ln, Woodbury, MN, 55129
Rings: 1, 3, 5 mile radii

Prepared by Keith Sturm
Latitude: 44.918079332
Longitude: -92.90148013

	1 mile	3 miles	5 miles
Population			
2000 Population	6,488	36,274	68,399
2010 Population	10,159	50,035	85,974
2013 Population	10,523	52,195	88,423
2018 Population	11,375	55,466	92,992
2000-2010 Annual Rate	4.59%	3.27%	2.31%
2010-2013 Annual Rate	1.09%	1.31%	0.87%
2013-2018 Annual Rate	1.57%	1.22%	1.01%
2013 Male Population	48.6%	48.5%	48.6%
2013 Female Population	51.4%	51.5%	51.4%
2013 Median Age	34.6	36.0	36.8

In the identified area, the current year population is 88,423. In 2010, the Census count in the area was 85,974. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 92,992 representing a change of 1.01% annually from 2013 to 2018. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 37.3.

Race and Ethnicity

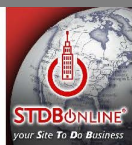
	1 mile	3 miles	5 miles
2013 White Alone	80.5%	80.9%	81.0%
2013 Black Alone	6.0%	5.7%	5.9%
2013 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2013 Asian Alone	9.5%	9.4%	8.5%
2013 Pacific Islander Alone	0.1%	0.0%	0.0%
2013 Other Race	0.8%	0.9%	1.3%
2013 Two or More Races	2.8%	2.7%	2.8%
2013 Hispanic Origin (Any Race)	3.7%	3.9%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.9 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	1,978	12,360	24,727
2010 Households	3,390	17,603	31,401
2013 Total Households	3,524	18,354	32,318
2018 Total Households	3,841	19,552	34,094
2000-2010 Annual Rate	5.54%	3.60%	2.42%
2010-2013 Annual Rate	1.20%	1.29%	0.89%
2013-2018 Annual Rate	1.74%	1.27%	1.08%
2013 Average Household Size	2.98	2.83	2.71

The household count in this area has changed from 31,401 in 2010 to 32,318 in the current year, a change of 0.89% annually. The five-year projection of households is 34,094, a change of 1.08% annually from the current year total. Average household size is currently 2.71, compared to 2.71 in the year 2010. The number of families in the current year is 23,595 in the specified area.



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	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$103,787	\$101,821	\$86,303
2018 Median Household Income	\$124,501	\$118,921	\$105,754
2013-2018 Annual Rate	3.71%	3.15%	4.15%
Average Household Income			
2013 Average Household Income	\$127,096	\$127,005	\$110,964
2018 Average Household Income	\$152,812	\$153,303	\$133,388
2013-2018 Annual Rate	3.75%	3.84%	3.75%
Per Capita Income			
2013 Per Capita Income	\$44,040	\$45,022	\$40,786
2018 Per Capita Income	\$53,403	\$54,506	\$49,146
2013-2018 Annual Rate	3.93%	3.90%	3.80%

Households by Income

Current median household income is \$86,303 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$105,754 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$110,964 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$133,388 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$40,786 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$49,146 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	2,105	13,085	25,739
2000 Owner Occupied Housing Units	1,803	11,379	21,317
2000 Renter Occupied Housing Units	175	980	3,410
2000 Vacant Housing Units	127	726	1,012
2010 Total Housing Units	3,531	18,386	32,746
2010 Owner Occupied Housing Units	2,911	14,991	26,019
2010 Renter Occupied Housing Units	479	2,612	5,382
2010 Vacant Housing Units	141	783	1,345
2013 Total Housing Units	3,612	19,221	33,748
2013 Owner Occupied Housing Units	2,995	15,534	26,607
2013 Renter Occupied Housing Units	528	2,820	5,711
2013 Vacant Housing Units	88	867	1,430
2018 Total Housing Units	4,053	20,636	35,716
2018 Owner Occupied Housing Units	3,272	16,657	28,299
2018 Renter Occupied Housing Units	568	2,895	5,795
2018 Vacant Housing Units	212	1,084	1,622

Currently, 78.8% of the 33,748 housing units in the area are owner occupied; 16.9%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 32,746 housing units in the area - 79.5% owner occupied, 16.4% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 1.35%. Median home value in the area is \$235,632, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.47% annually to \$279,403.