

# FOR LEASE

# COMMERCE HILL

421- 449 Commerce Drive | Woodbury, MN | 55125



## Up to 7,800 SF Available

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# UPLAND

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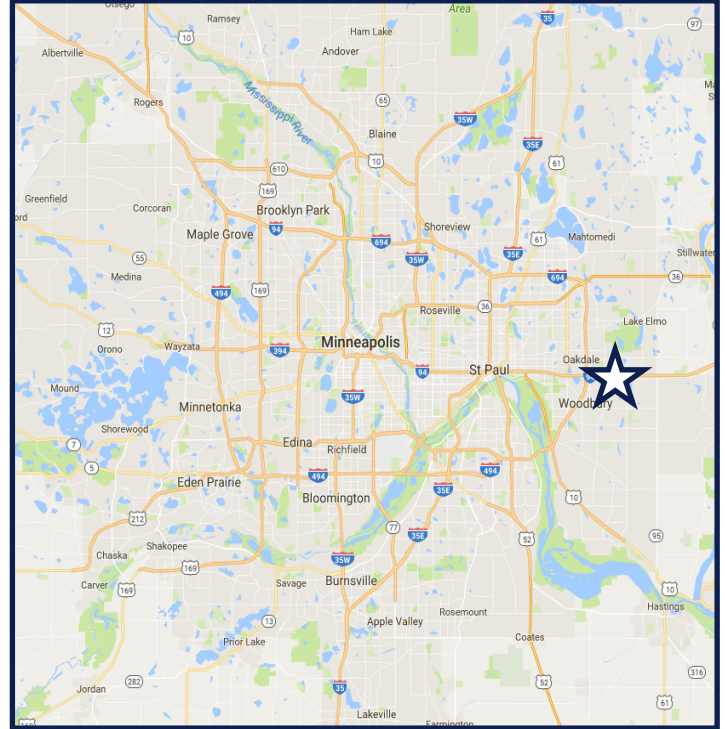
[www.upland.com](http://www.upland.com)

Main: 612.332.6600

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	421-449 Commerce Drive
<b>CITY, STATE</b>	Woodbury, MN
<b>TOTAL LOT ACREAGE</b>	1.69 Acres
<b>SOUTH—BUILDING</b>	Breaking Ground Summer 2022
<b>NORTH LOT—BUILDING</b>	Fully Leased
<b>LEASE RATE</b>	Negotiable
<b>CAM/ INSURANCE 2022</b>	\$6.00
<b>RE TAXES 2022</b>	\$6.00
<b>CAM &amp; TAX 2022 TOTAL</b>	\$12.00
<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**

North Lot Fully leased and under construction. Building Leased to Spenga and I Heart Mac & Cheese.

It's strategic location provides excellent access to the center along Commerce Drive and is only seconds from the heavily traveled Woodbury Drive (which is a main thoroughfare to I-94).

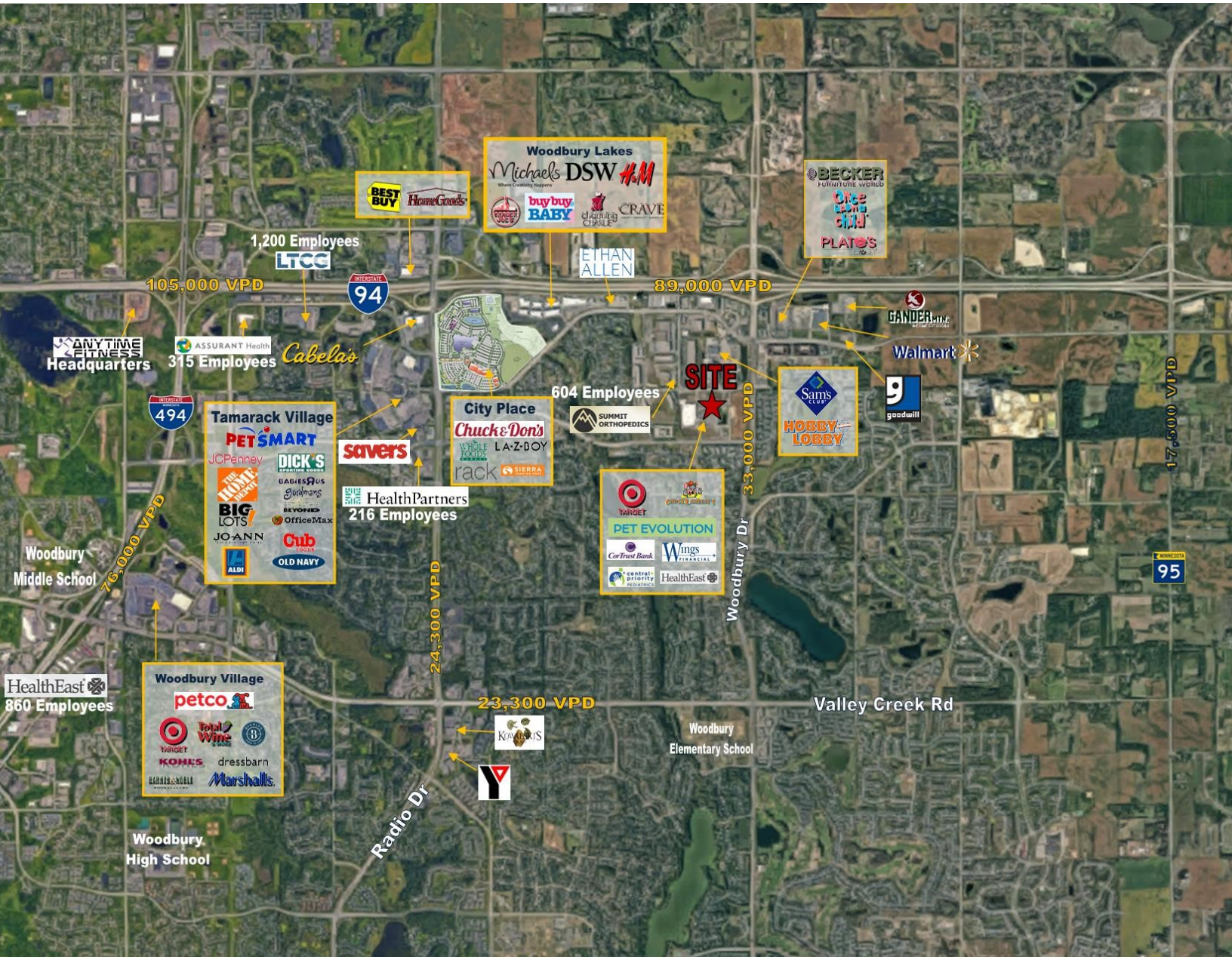
Woodbury is a strong trade area with extremely high annual incomes and a significant population count. The trade area has attracted numerous national retail chains over the years.

Ideal for restaurants with patio or medical use.

**TRAFFIC COUNTS**

<b>COMMERCE DRIVE</b>	2,750 VPD
<b>WOODBURY DRIVE</b>	31,000 VPD
<b>INTERSTATE 94</b>	89,000 VPD













1 WEST ELEVATION  
FACING TARGET / PARKING  
1/8" = 1'-0"

2 NORTH ELEVATION  
FACING BLDG UNDER CONSTRUCTION  
1/8" = 1'-0"



3 EAST ELEVATION  
FACING HISSON PLACE  
1/8" = 1'-0"

4 SOUTH ELEVATION  
1/8" = 1'-0"

