

# OAKWOOD SQUARE

## FOR LEASE

17435 County Rd 6 | Plymouth, MN | 55447



## Retail Storefront For Lease

**Nancy Murdakes Brown**

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50 South 6th Street | Suite 1418  
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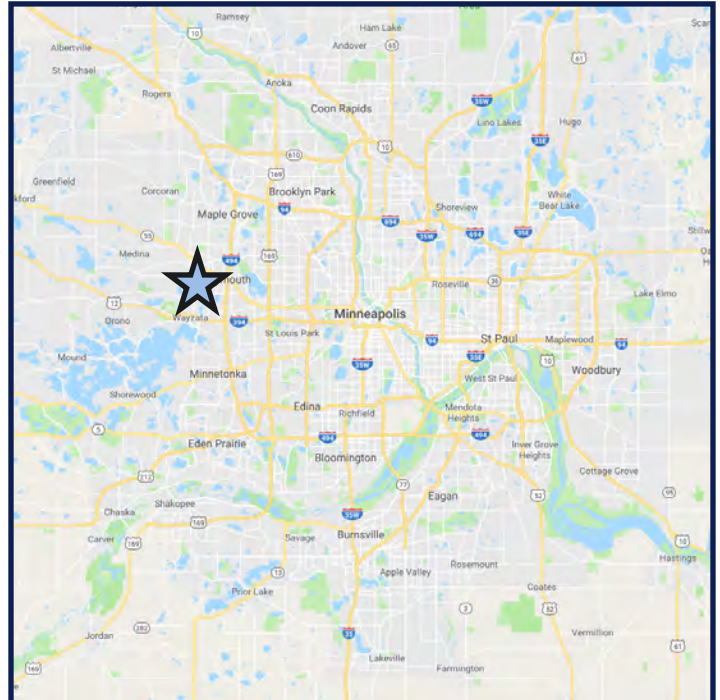
**UPLAND**  
REAL ESTATE GROUP, INC.

Main: 612.332.6600  
Fax: 612.376.4489



**PROPERTY INFORMATION**

<b>ADDRESS</b>	17435 County Rd 6
<b>CITY, STATE</b>	Plymouth, MN
<b>BUILDING SIZE</b>	30,750 SF
<b>SPACE AVAILABLE</b>	1,100 SF
<b>RENTAL RATE</b>	\$16.00 PSF
<b>CAM &amp; TAX 2018</b>	\$10.15 PSF
<b>YEAR BUILT</b>	1987
<b>COUNTY</b>	Hennepin
<b>ZONING</b>	C-2 Neighborhood Commercial



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	7,673	42,382	108,736
<b>DAYTIME POPULATION</b>	1,284	76,113	119,818
<b>MEDIAN HH INCOME</b>	\$105,944	\$97,831	\$105,784
<b>AVERAGE HH INCOME</b>	\$143,301	\$138,971	\$145,667
<b>MEDIAN AGE</b>	44.2	43.2	42.9

**NEIGHBORING TENANTS**

CARIBOU COFFEE	Snap Fitness
SUBWAY	Chef Lee's Chinese
VINIFERA WINES AND ALES	LUXE Salon
EDIBLE ARRANGEMENTS	Solar Nails
US ARMY CAREER CENTER	Cocina Ana
GINA MARIAS	CVS Pharmacy

**TRAFFIC COUNTS**

<b>COUNTY RD 101</b>	15,200 VPD
<b>COUNTY RD 6</b>	14,600 VPD



**COMMENTS**

- Oakwood Square is a neighborhood center in Plymouth at the intersection of County Rd 101 and County Rd 6.
- CVS is currently under construction on the hard corner of the intersection adjacent to Oakwood Square.
- Site has full lighted intersection access off of County Rd 101 and right in right out access on County Rd 6.
- The Original Pancake House as well as Minnesota School of Cosmetology are directly across County Rd 101, drawing people to the area and providing a customer base of students.





