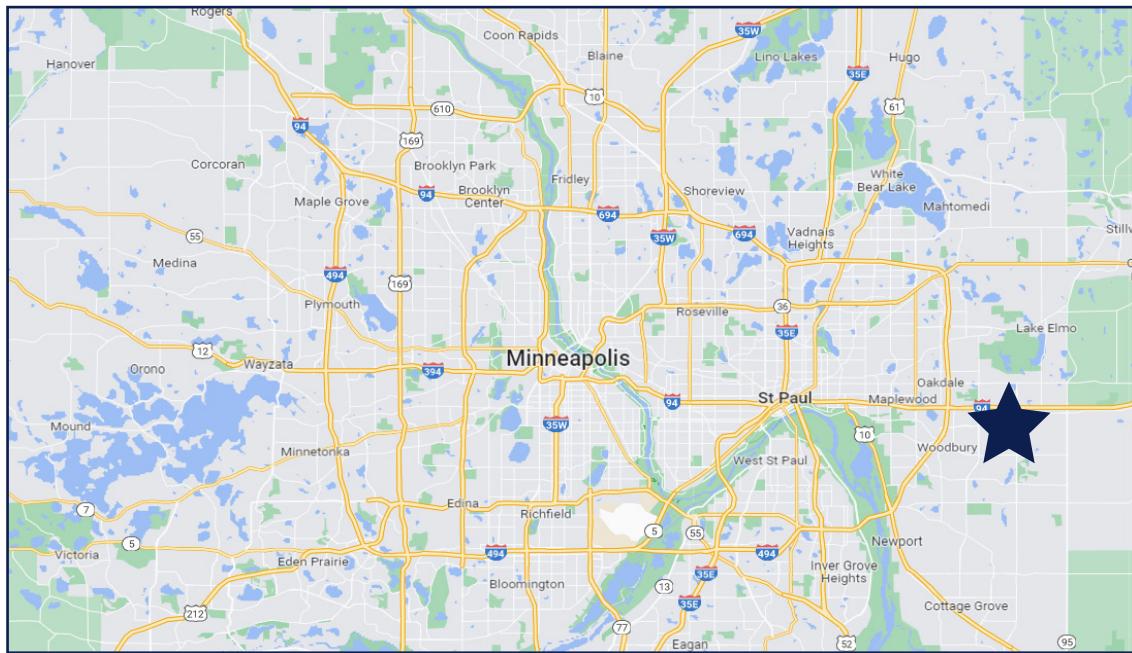


ADDRESS	425 Commerce Dr, Suite 103
CITY, STATE	Woodbury, MN
SPACE AVAILABLE	1,620 SF
LEASE RATE	\$35.00 PSF NET
CAM, TAX & INS.	\$10.22 (2022 Est.)
YEAR BUILT	2022
COUNTY	Washington County
PARKING	Shared Parking Within Center



HIGHLIGHTS:

- Newly constructed building
- Located in outlet in front of Target
- Highly sought after area with little vacancy available
- Large box retailers like Target, Sam's Club, Hobby Lobby, and Walmart nearby provides steady stream of customers to the area
- High Median Income

2022 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	8,797	49,468	120,013
MEDIAN AGE	36.9	37.6	38.2
MEDIAN HH INCOME	\$121,746	\$119,592	\$111,308
AVERAGE HH INCOME	\$156,048	\$154,234	\$145,274

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