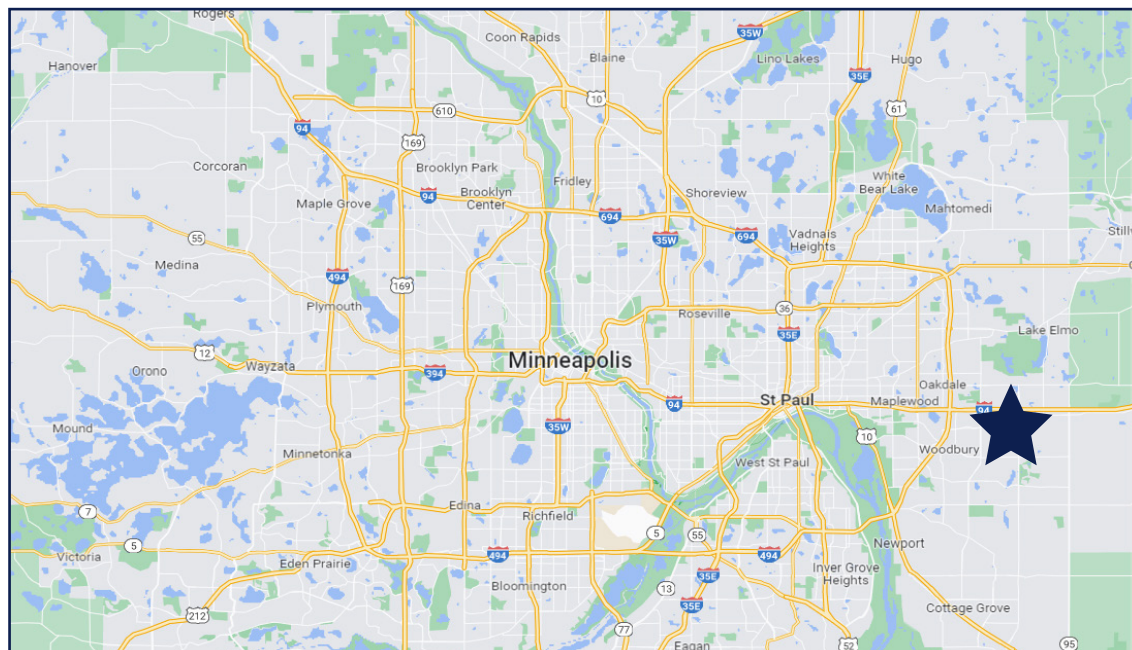


<b>ADDRESS</b>	425 Commerce Dr, Suite 103
<b>CITY, STATE</b>	Woodbury, MN
<b>SPACE AVAILABLE</b>	1,620 SF
<b>LEASE RATE</b>	\$35.00 PSF NET
<b>CAM, TAX &amp; INS.</b>	\$10.22 (2022 Est.)
<b>YEAR BUILT</b>	2022
<b>COUNTY</b>	Washington County
<b>PARKING</b>	Shared Parking Within Center



**HIGHLIGHTS:**

- Newly constructed building
- Located in outlot 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

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

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