

Plymouth Marketplace

Plymouth | MN | 55447
For Lease



UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address 3525 - 3505 Vicksburg Ln N

City, State Plymouth, MN 55447

Building Size 85,541 SF

Year Built 2000

Space 3 (Divisible) 3,301 SF - Endcap Patio
3,300 SF - Inline
6,601 SF - Combined End Cap Patio

Asking Rent \$45.00 PSF Net

3505 Building CAM &
Tax Total 2026 Est. \$17.45 PSF

3525 Building CAM &
Tax Total 2026 Est. \$16.99 PSF

Parking 374 Stalls

Space 3: (Divisible)
3,301 SF - Endcap Patio
3,300 SF - Inline
6,601 SF - Combined



3505 Building Availabilities



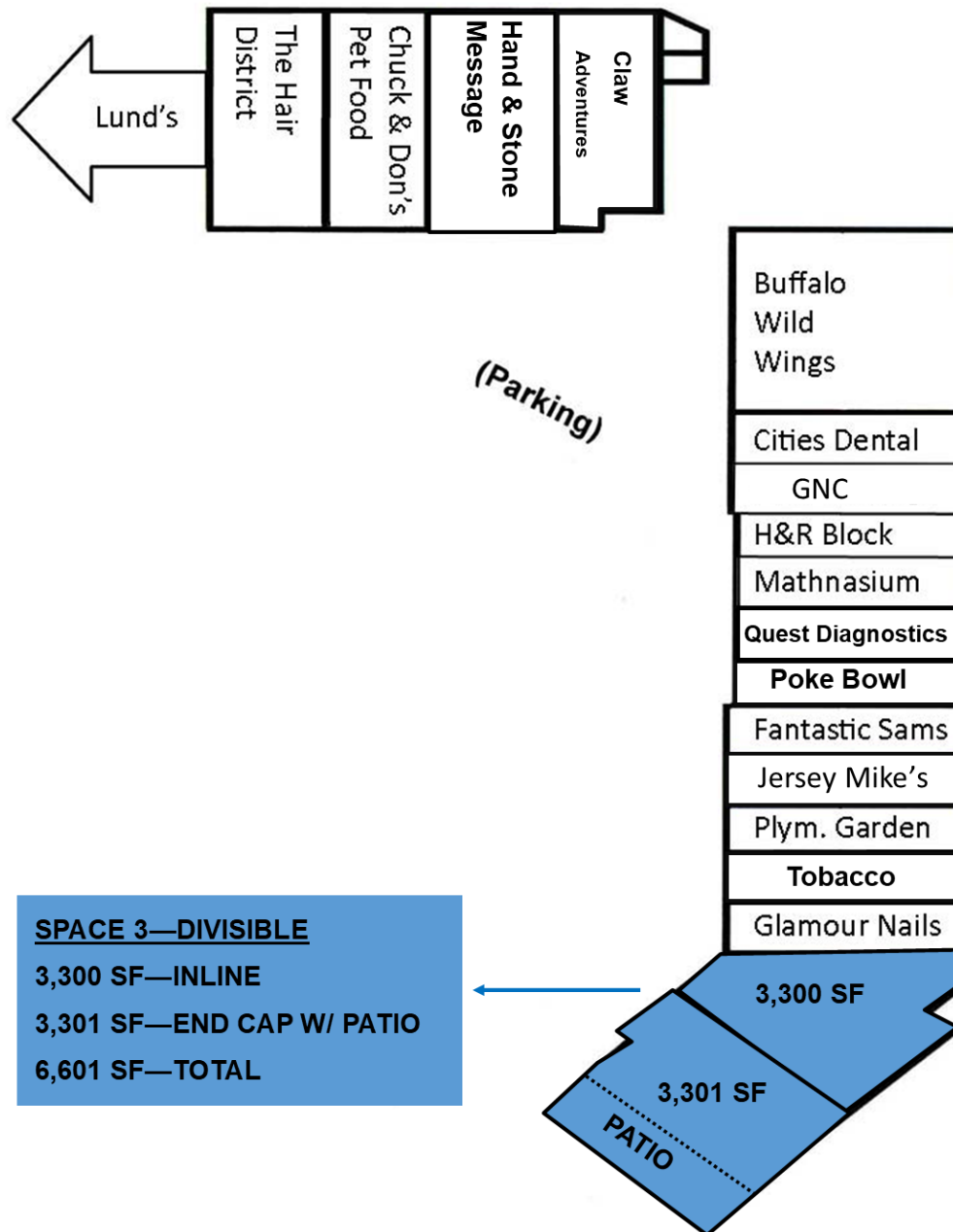
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3,301 SF - Endcap Patio
3,300 SF - Inline
6,601 SF - Combined

HIGHLIGHTS

- Well located along Hwy 55 and Vicksburg at a controlled intersection
- Home to numerous national retail chains like Buffalo Wild Wings, GNC, and Jersey Mike's
- Former dry cleaner open and in shell condition ready for build-out

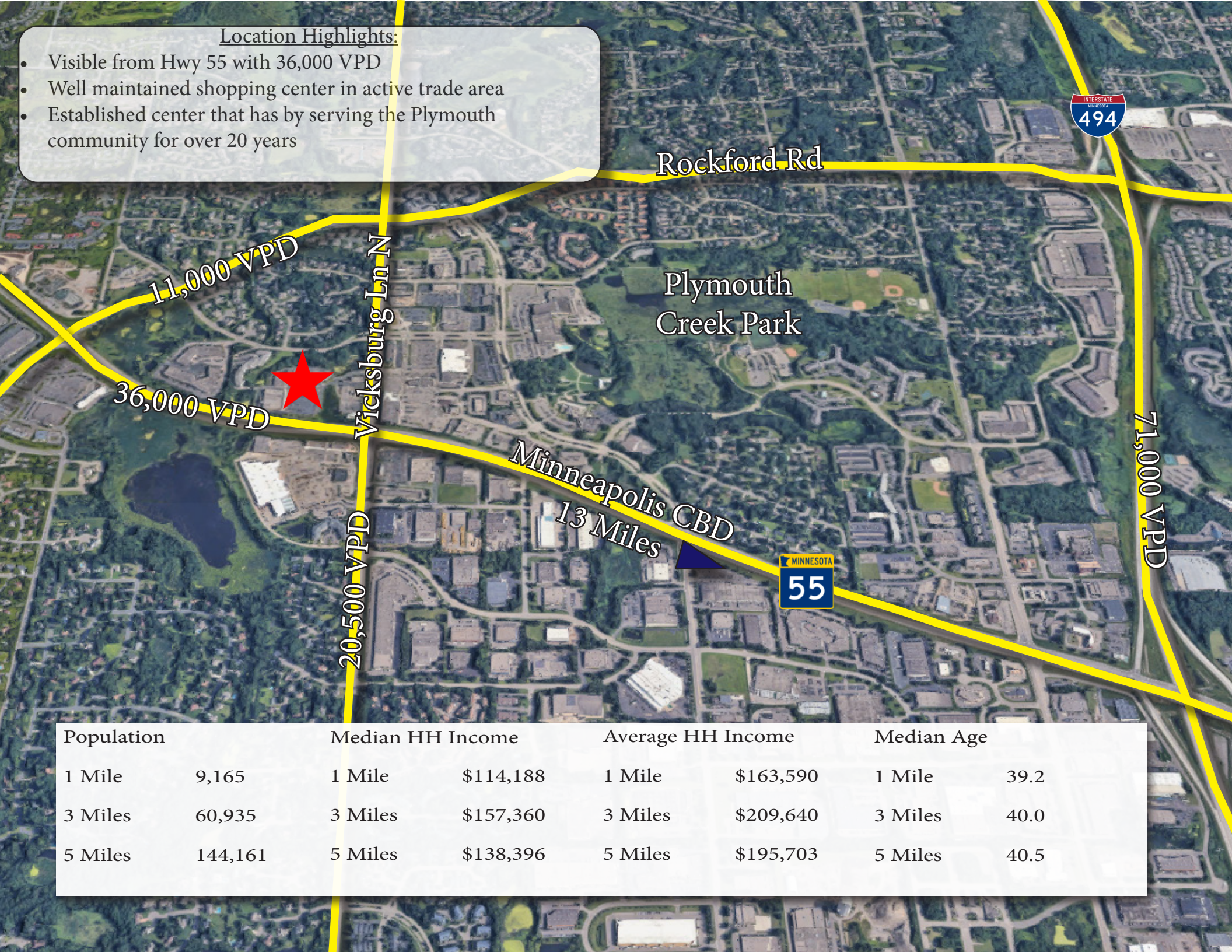


3525 Building - Fully Leased



Location Highlights:

- Visible from Hwy 55 with 36,000 VPD
- Well maintained shopping center in active trade area
- Established center that has by serving the Plymouth community for over 20 years



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	9,165	1 Mile	\$114,188	1 Mile	\$163,590	1 Mile	39.2
3 Miles	60,935	3 Miles	\$157,360	3 Miles	\$209,640	3 Miles	40.0
5 Miles	144,161	5 Miles	\$138,396	5 Miles	\$195,703	5 Miles	40.5



- Nearby Tenants:
- » Lowe's
 - » Walgreens
 - » Leeann Chin
 - » Potbelly
 - » Hyvee
 - » Taco Bell
 - » Panera Bread
 - » Lunds & Byerlys
 - » Fresh Thyme
 - » Goodwill
 - » Cub Foods
 - » Lifetime Fitness
 - » Michaels

Traffic Counts	
Hwy 55	36,000 VPD
Vicksburg Ln	20,500 VPD
I-494	71,000 VPD



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