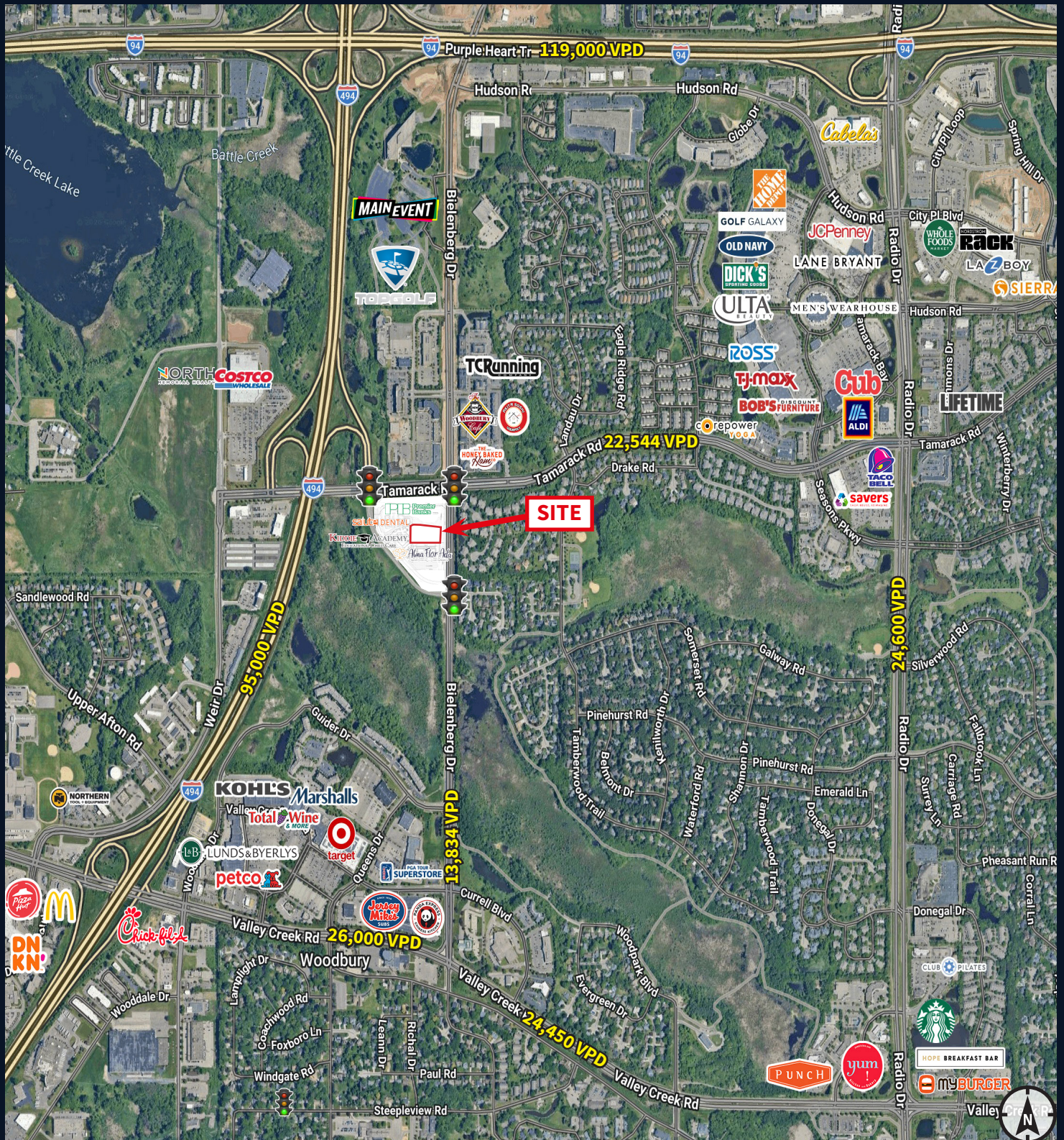


Retail for Lease or Sale

Woodbury Tamarack

805 Stephens Way, Woodbury, MN 55125



Ted Gonsior
Managing Director
ted.gonsior@jll.com
612 217 5148

Zac Hoang
Senior Vice President
zac.hoang@jll.com
612 250 4663



Property overview & demographics

- Shadow anchored by brand new Topgolf and Main Event (Coming Soon)
- Strategically located at fully signalized intersection
- Excellent access and visibility
- Immediate proximity to I-494 Interchange
- Monument sign panel available

Site information

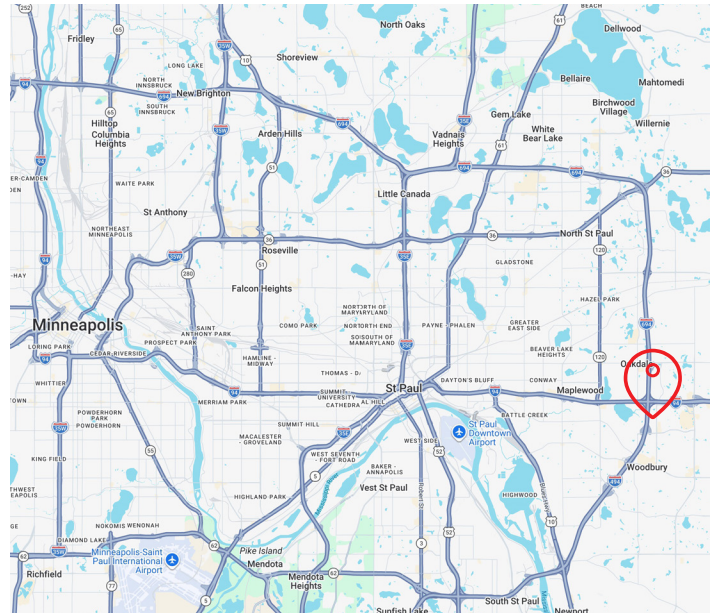
Location: 805 Stephens Way, Woodbury, MN 55125
Description: 11.47 Acre New Retail Development

Traffic counts

494: 95,000 vpd
Tamarack Rd: 22,544 vpd
Valley Creek Rd: 26,000 vpd
Bielenberg Dr: 13,834 vpd

Availability

- Lot Size: 2.17 Acres Available
 - Ground Lease, BTS for Lease, Sale Opportunities
- Rough graded pad delivery with access and utilities available*



Nearby retailers



	1 mile radius	3 mile radius	5 mile radius
Population	7,110	77,603	184,733
Median HH Income	\$101,419	\$102,026	\$98,607
Average HH Income	\$126,544	\$128,964	\$128,416

* Source: 2026 Esri, U.S. Census

Site Plan



CONTACT US >>

Ted Gonsior
ted.gonsior@jll.com
651 217 5148

Zac Hoang
zac.hoang@jll.com
612 250 4633

Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

CONTACT US

Ted Gonsior

ted.gonsior@jll.com
612 217 5148

Zac Hoang

zac.hoang@jll.com
612 250 4633



SEE A BRIGHTER WAY