

INVESTMENT SUMMARY

PRICE	\$2,293,586
CAP	7.25%
NOI	\$166,285
NUMBER OF TENANTS	4
PERCENT OCCUPIED	100%

OCCUPANTS

- Palm Beach Tan
- JK Nails & Head Spa
- Tii Cup
- The Good Feet Store

PROPERTY INFORMATION

ADDRESS	8144 Collier Way Woodbury, MN 55125
BUILDING SIZE	7,455 Sq. Ft.
LOT SIZE	1.039 Acres
COUNTY	Washington
YEAR BUILT	1998

- This retail center includes The Good Feet Store, Palm Beach Tan, Sunrise Nails, and Tii Cup bringing it to 100% leased.
- This property is well located adjacent to Tamarack Village, one of the Twin Cities most successful shopping centers for daily needs, which is over 800,000 square feet with over 60 stores and dining options.
- Properties in the nearby area include Whole Foods, The Home Depot, Nordstrom Rack, PetSmart, Bed Bath & Beyond, Dick’s Sporting Goods, Sierra, Cabela’s, ALDI, Cub Foods, ULTA and many more in this dense retail area.
- Affluent area with strong demographics with a population of 160,867 and average household income of \$137,161 within a 5-mile radius.
- Woodbury was voted #14 this year on Fortune’s Top 25 Places To Live For Families and was voted #9 in 2020 on Money Magazine Best Place To Live. Woodbury is one of Minnesota’s fastest growing cities as well as the state’s eighth largest city.

LEASE NOTES:

Operating Expenses including 2023 taxes and insurance budget \$83,850.20. Passed through to tenants (see leases.)

Also, see leases for Landlord repair / replacement responsibilities.

Rent Roll to be provided with a signed Confidentiality Agreement.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	7,782	70,041	160,867
2029 POPULATION	8,133	73,087	168,205
2024 MEDIAN HOUSEHOLD INCOME	\$123,763	\$106,161	\$101,077
2024 AVERAGE HOUSEHOLD INCOME	\$157,612	\$142,525	\$137,161

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	8144 Collier Way
TENANT	Palm Beach Tan
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://palmbeachtan.com/

Palm Beach Tan operates over 540 locations in 32 states and the District of Columbia. Palm Beach Tan is determined to find a better shade for you in its facilities. It offers a wide range of services including sunbed tanning, spray tanning, and skin care. Palm Beach Tan is passionate about its customers and making sure it builds confidence while making sure its customers are always comfortable.

PROPERTY	8144 Collier Way
TENANT	JK Nails & Head Spa
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://jknailandheadspa.com/

JK Nails & Head Spa operates 2 locations in the Twin Cities. With more than 10 years of experience, they offer a nails spa, head spa, eyelash extensions, and facials. Nail services include nail enhancements, dipping powder, manicure, pedicure, gel, etc.

PROPERTY	8144 Collier Way
TENANT	Tii Cup
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.tiicup.com/

Tii Cup operates 7 locations throughout the Twin Cities. Tii Cup is a local family owned boba tea, coffee, shaved snow, and Taiwanese street food place. Tii Cup offers unique and fun flavors on its menu including kiwi, honeydew, hibiscus, passionfruit, red guava, watermelon, and more.

PROPERTY	8144 Collier Way
TENANT	The Good Feet Store
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.goodfeet.com/

The Good Feet Store is the market-leading manufacturer and retailer of premium, personally fitted arch supports with more than 175 retail locations within the United States and abroad. Good Feet Arch Supports come in a wide range with over 300 styles, flexibilities, and sizes allowing customers to have a personal fit and arch support to fit their needs.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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