

# Vadnais Square

905 County Rd E | Vadnais Heights, MN



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## Property Features

- + Fresh Thyme anchored and Target shadow-anchored property
- + Strong national co-tenancy
- + Direct access and visibility from I-35E

## GLA

- + 123,187 SF

## Available Space

- + Suite 955-B: 7,838 SF

## Demographics

	1 Mile	3 Miles	5 Miles
Population	4,538	54,858	175,352
Daytime Population	7,264	66,877	172,300
Median Age	42.2	42.7	40.9
Households	1,910	22,977	68,362
Average Household Income	\$92,783	\$117,227	\$116,225

## Traffic Counts

- + County Rd E: 20,731 VPD
- + I-35E: 80,880 VPD
- + Centerville Rd: 4,465 VPD
- + Arcade St: 4,050 VPD

## Area Retailers



Walmart

Great Clips

PAPA MURPHY'S

Panera  
BREAD



Perkins

## Co-Tenants

FRESH THYME  
MARKET

Marshalls

DOLLAR TREE

CHIPOTLE  
MEXICAN GRILL

FAMOUS  
footwear

SportClips  
HAIRCUTS

PET SUPPLIES PLUS

ERIK'S

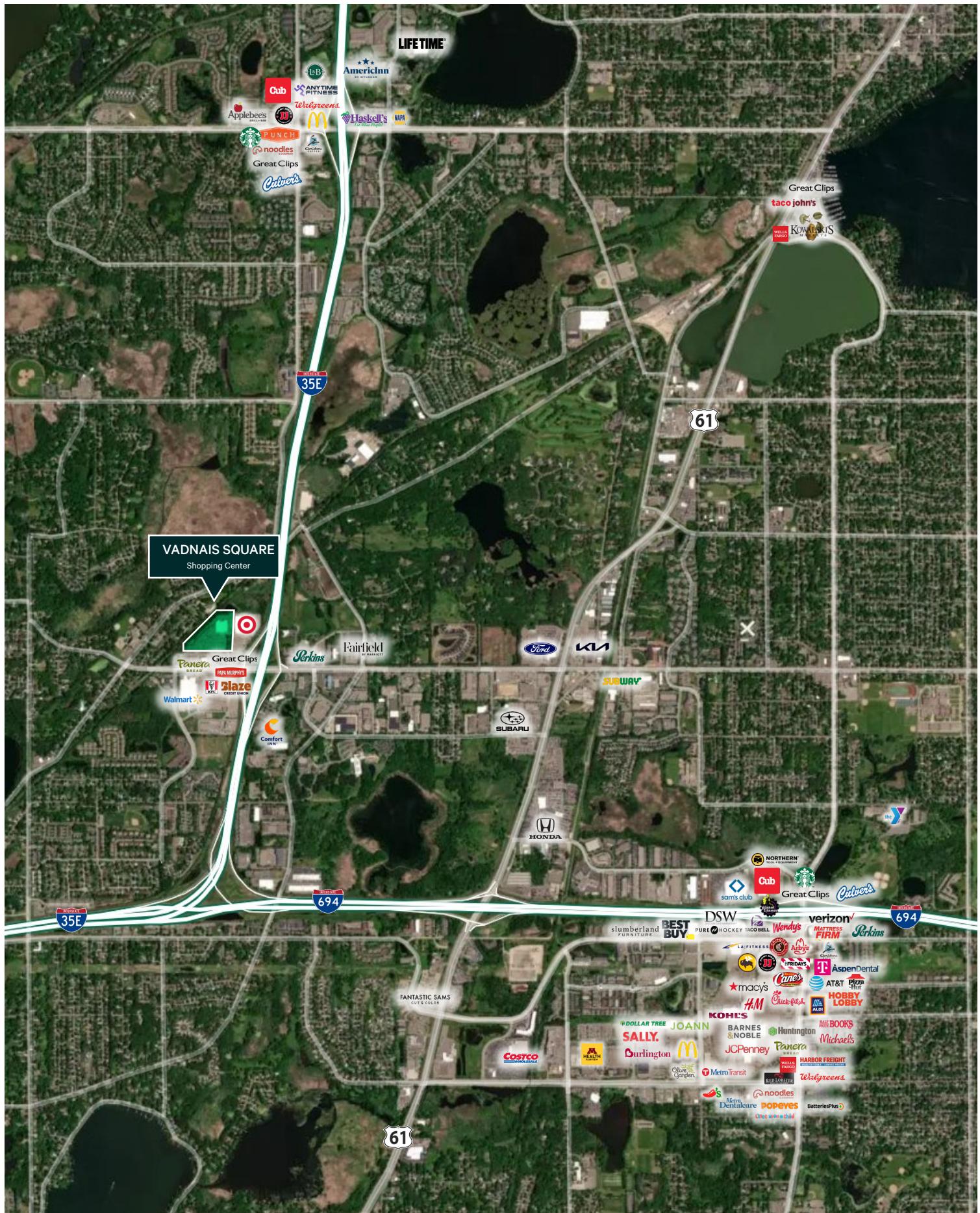
SINCE 1926  
Jersey  
Mike's  
SUBS

ME

Massage Envy

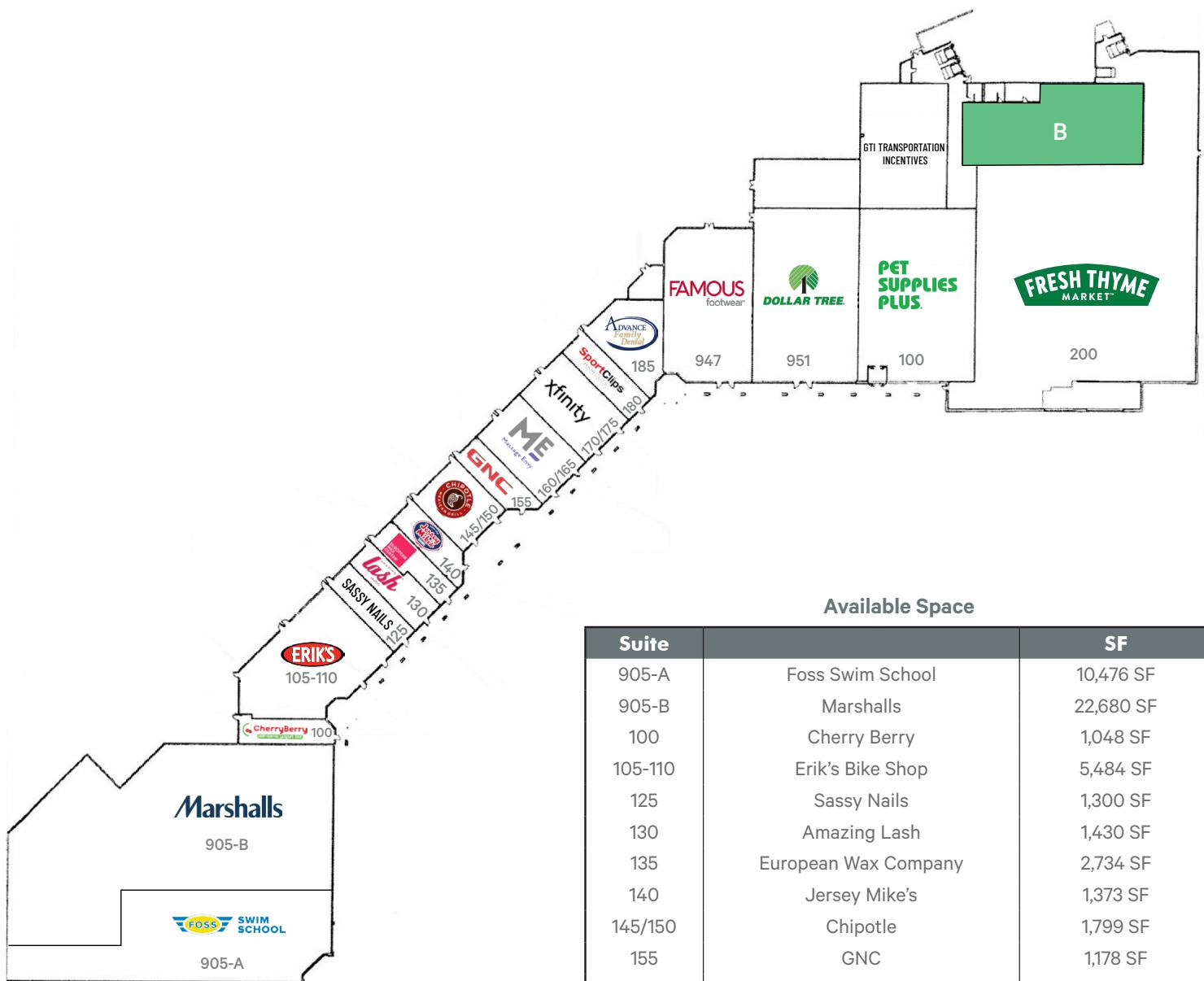
CherryBerry  
self-serve yogurt bar

# For Lease



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### Available Space

Suite		SF
905-A	Foss Swim School	10,476 SF
905-B	Marshalls	22,680 SF
100	Cherry Berry	1,048 SF
105-110	Erik's Bike Shop	5,484 SF
125	Sassy Nails	1,300 SF
130	Amazing Lash	1,430 SF
135	European Wax Company	2,734 SF
140	Jersey Mike's	1,373 SF
145/150	Chipotle	1,799 SF
155	GNC	1,178 SF
160/165	Massage Envy	2,600 SF
170/175	Xfinity	2,600 SF
180	Sports Clips	1,300 SF
185	Advance Family Dental	2,234 SF
947	Famous Footwear	6,136 SF
951	Dollar Tree	8,082 SF
100	Pet Supplies Plus	9,005 SF
200	Fresh Thyme Farmers Market	28,354 SF
955-A	GTI Transportation Incentives	5,687 SF
955-B	AVAILABLE	7,838 SF

For Lease



## Contact Us

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