

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 1	1,440 SF (In Line)
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



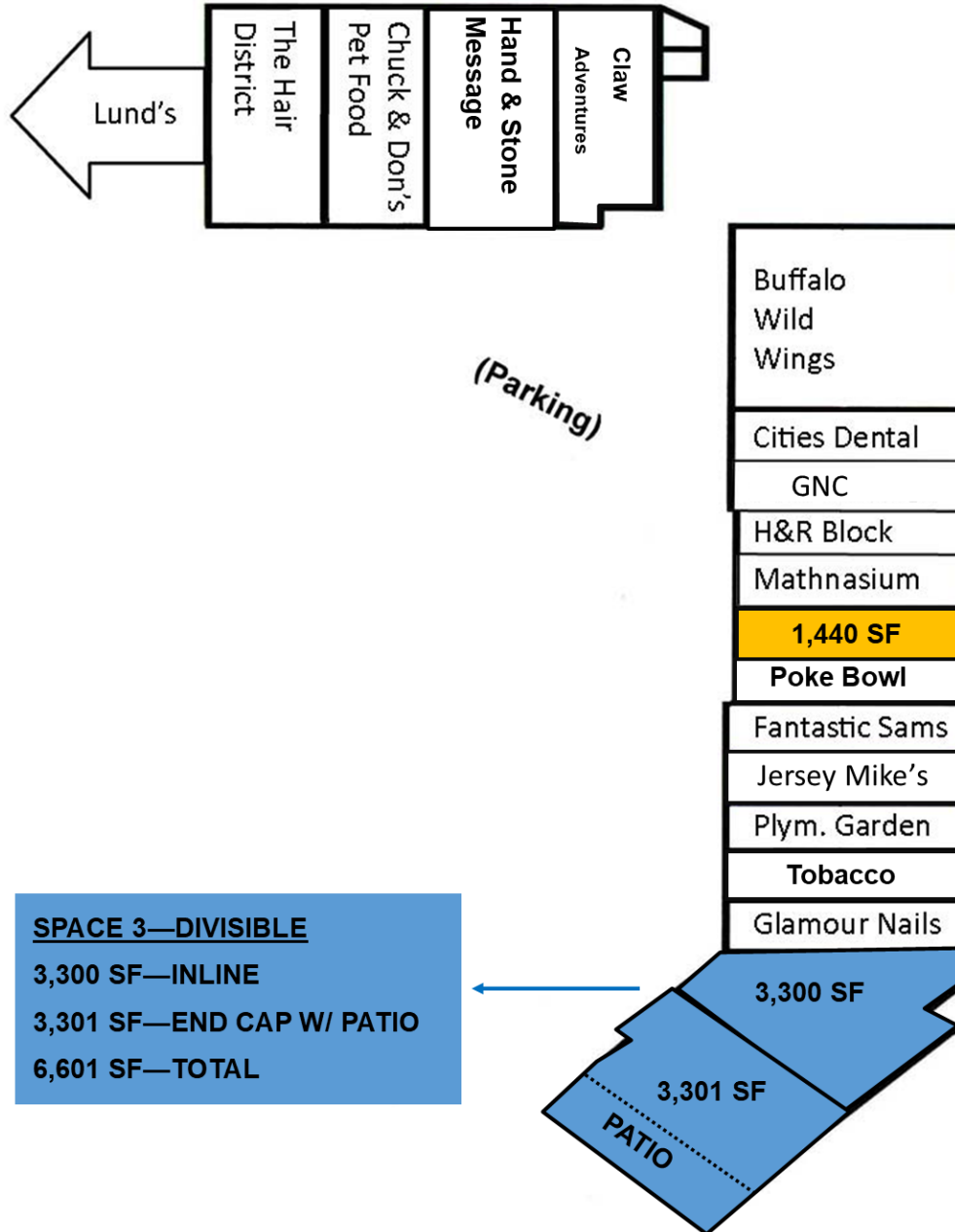
Space 3: (Divisible)
3,301 SF - Endcap Patio
3,300 SF - Inline
6,601 SF - Combined

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

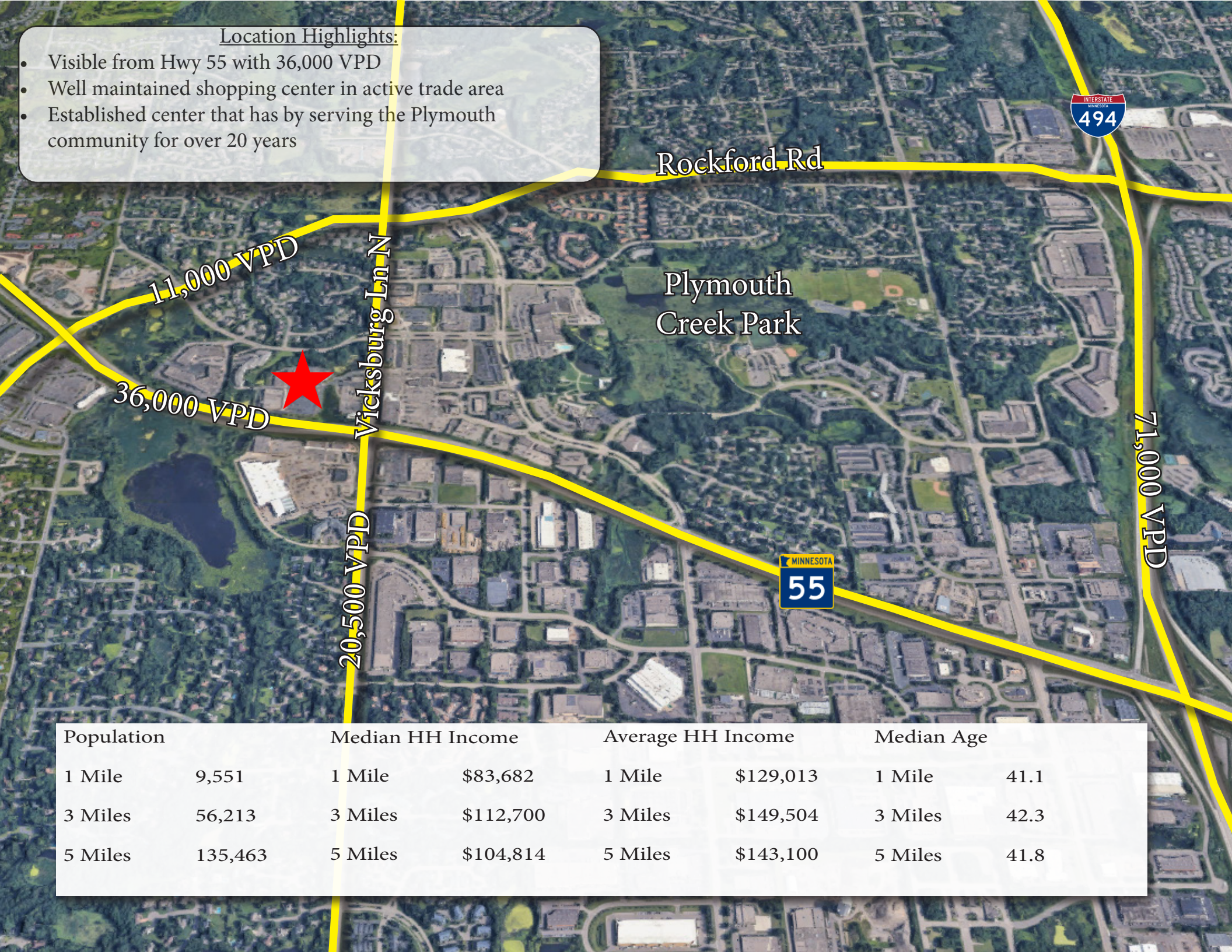


3525 Building - Fully Leased



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	9,551	1 Mile	\$83,682	1 Mile	\$129,013	1 Mile	41.1
3 Miles	56,213	3 Miles	\$112,700	3 Miles	\$149,504	3 Miles	42.3
5 Miles	135,463	5 Miles	\$104,814	5 Miles	\$143,100	5 Miles	41.8

- 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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