

Plymouth Marketplace

Plymouth | MN

For Lease

UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612.436.1122
chad@upland.com

Samuel Gerlach
612.465.8529
sam@upland.com

UPLAND

REAL ESTATE GROUP, INC.

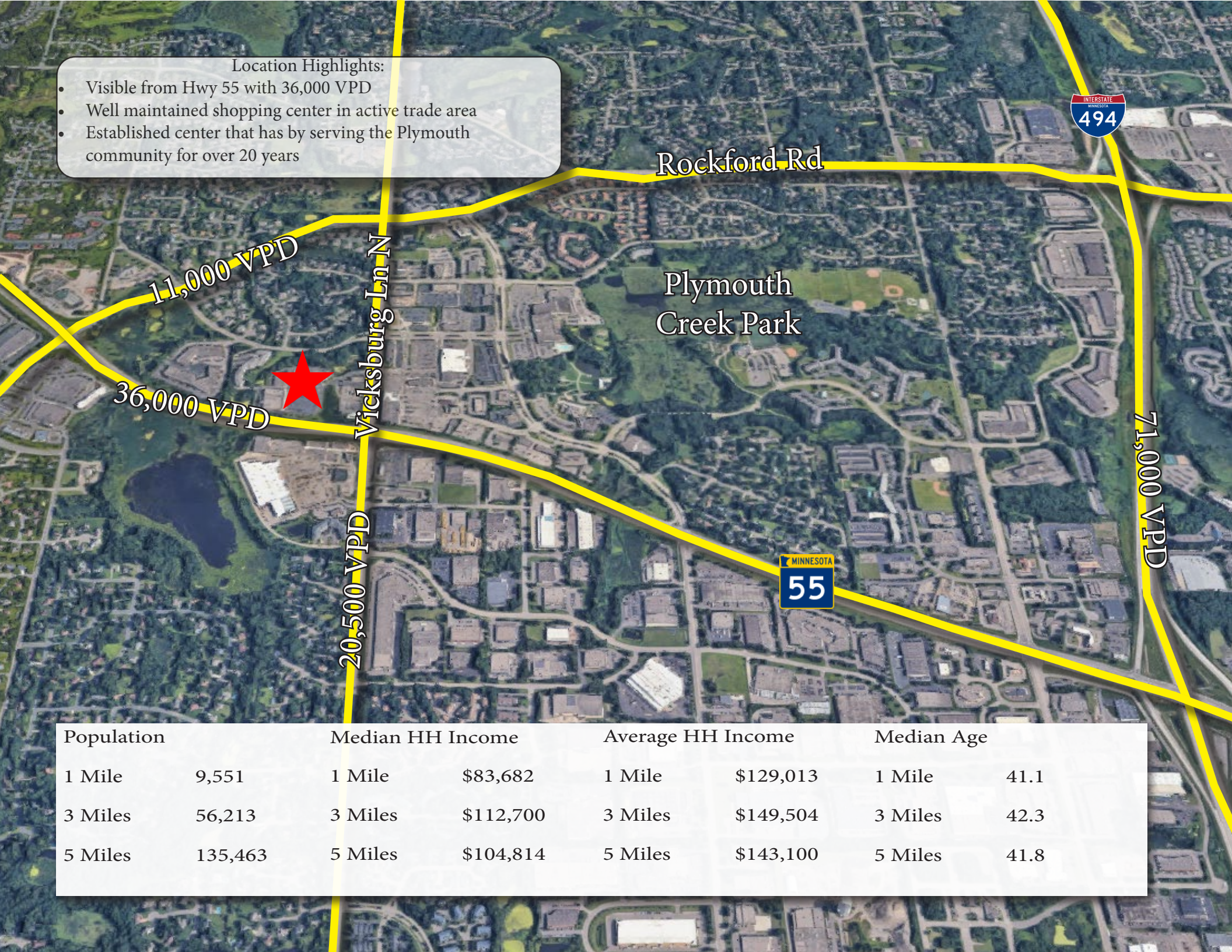
THE OPPORTUNITY

Address	3525 - 3505 Vicksburg Ln N
City, State	Plymouth, MN
Building Size	85,541 SF
Year Built	2000
Space 1	1,440 SF (In Line)
Space 2	2,476 SF (End Cap)
Asking Rent	\$30.00 PSF Net
3505 Building CAM & Tax Total 2023 Est.	\$15.61 PSF
3525 Building CAM & Tax Total 2023 Est.	\$15.56 PSF
Parking	374 Stalls



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



3525 Building Availabilities

Building 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



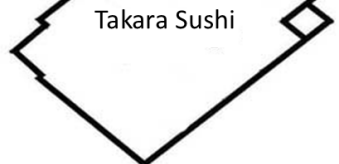
2,476 SF Space Interior



(Parking)

- Buffalo Wild Wings
- Cities Dental
- GNC
- H&R Block
- Mathnasium
- 1,440 SF
- Poke Bowl
- Fantastic Sams
- Jersey Mike's
- Plym. Garden
- Tobacco
- Glamour Nails

Building Site Plan



3505 Building Availabilities

- 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



SITE



10,900 VPD

36,000 VPD

20,500 VPD

38,000 VPD

71,000 VPD

Rockford Rd

Vicksburg Ln

MINNESOTA 55

INTERSTATE 494

LIFETIME FITNESS

City Hall

Cub FOODS

Applebees

precision AutoCare

NAPA

MINNESOTA 55

us bank

Public Storage

PAN-O-GOLD

Control Assemblies Co.

LONGITUDE

Boelter

MIDWEST RUBBER

Dundee

Panera Bread

Chuck & Don's

EVERETT

COBOPOL

noodles

MANN

Starbucks

TURN & STYLE

Mein

smash burger

LEEANN CHIN

Walgreens

Michaels

Lowe's

goodwill

PAN-O-GOLD

Control Assemblies Co.

LONGITUDE

Boelter

MIDWEST RUBBER

Dundee

Panera Bread

Chuck & Don's

EVERETT

COBOPOL

noodles

MANN

Starbucks

TURN & STYLE

Mein

smash burger

LEEANN CHIN

Walgreens

Michaels

Lowe's

goodwill

PAN-O-GOLD

Control Assemblies Co.

LONGITUDE

Boelter

MIDWEST RUBBER



UPLAND
REAL ESTATE GROUP, INC.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE ARE AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES

Chad Sturm
612-436-1122
chad@upland.com

Samuel Gerlach
612-465-8529
sam@upland.com