

INVESTMENT SUMMARY

PRICE	\$2,259,630
CAP	7.50%
NOI	\$169,472
NUMBER OF TENANTS	3
PERCENT OCCUPIED	100%

- This retail center is 100% leased to Original Mattress Factory, National Karate, and Smokey’s Tobacco & Vape.
- 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.

OCCUPANTS

The Original Mattress Factory
National Karate
Smokey’s Tobacco & Vape

LEASE NOTES:

Operating Expenses including taxes and insurance budget \$62,993.95. Passed through to tenants (see lease.)
Rent Roll to be provided with a signed Confidentiality Agreement.

PROPERTY INFORMATION

ADDRESS	8484 Tamarack Rd Woodbury, MN 55125
BUILDING SIZE	7,486 Sq. Ft.
LOT SIZE	1.059 Acres
COUNTY	Washington
YEAR BUILT	1996

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	8484 Tamarack Rd
TENANT	Original Mattress Factory
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.originalmattress.com/

The Original Mattress Factory has 12 factories and over 100 showrooms.

Produce quality mattresses in our own factory and sell them directly to consumers, eliminating the middleman and providing real value. It sells a variety of mattress related products including box springs, adjustable beds, bed frames, headboards, bed and mattress accessories, and more. The Original Mattress Factory is consistently testing new products and researching ways to improve its products.

PROPERTY	8484 Tamarack Rd
TENANT	Smokey's Tobacco & Vape
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	

Tobacco Zone specializes in Tobacco sales.

PROPERTY	8484 Tamarack Rd
TENANT	National Karate
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.nationalkarate.com/

National Karate has nearly 30 locations throughout Minnesota, Colorado, Illinois, Wisconsin, & Florida.

National Karate has been voted "Best Martial Arts School" in the Chicago Suburbs for 6 years in a row and is Minnesota's largest professional karate and self-defense school. It teaches a combination of martial arts that include Tae Kwon Do, Karate, Kickboxing and Krav Maga. National Karate also teaches a variety of self defense and safety seminars. National Karate has been training students since 1973 building self-esteem, focus, leadership skills and more.

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

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