

FOR SALE

Eagle Valley Marketplace

2110 Eagle Creek Ln, Woodbury, MN 55129



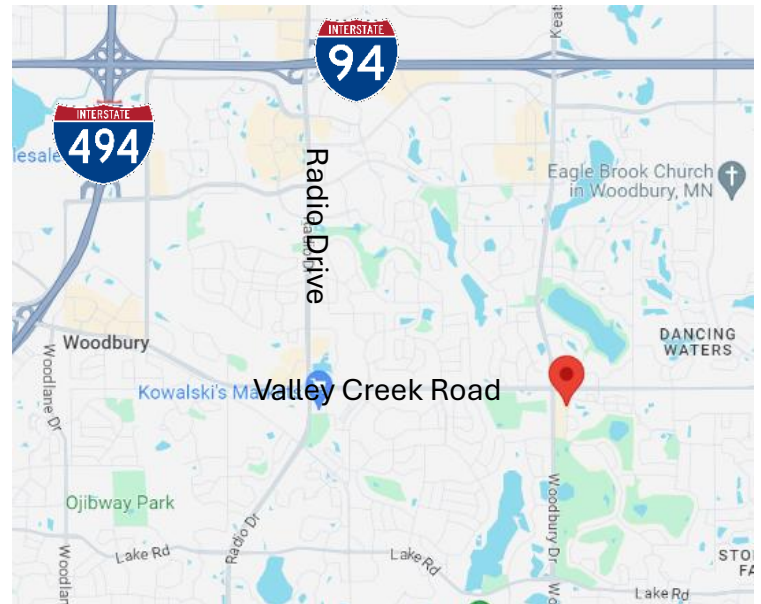
LISTING DETAILS

- Building Size: 19,686 SF
- Year Built: 2006
- Price: \$4,995,000
- Annual Income: \$312,308.55
- Building Opex: \$8.37 /SF

PROPERTY DETAILS

- 100% Occupied
- Opportunity to Increase Rents
- Convenience/neighborhood retail
- On Building Signage
- Off-Street Parking
- Growing Market

LOCATION



CROSSROADS
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

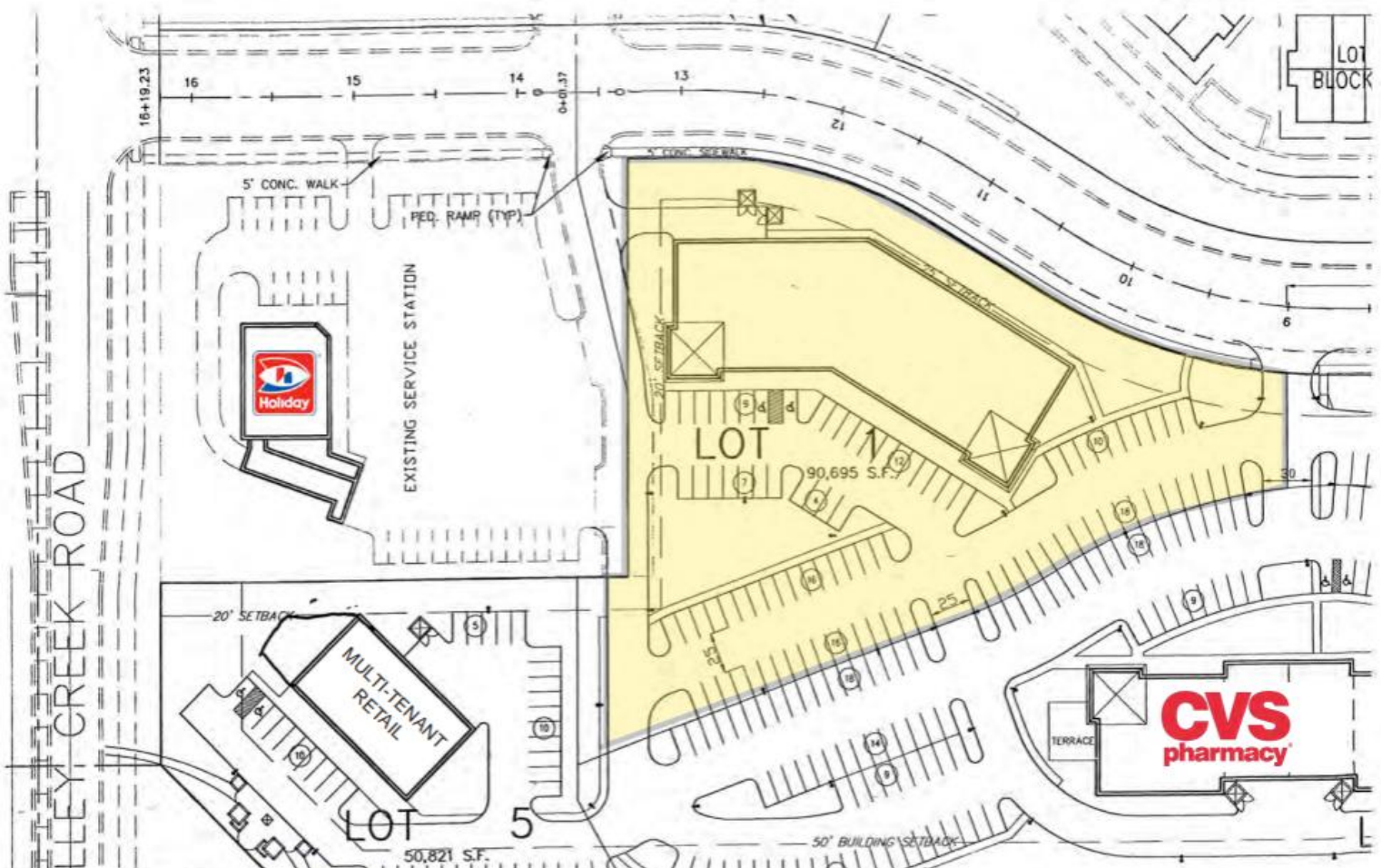
www.crossroadsproperties.net

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SITE PLAN



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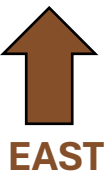
FLOOR PLAN



RENT ROLL

Tenant Name	Unit	Sq Ft	Lease Start	Lease End	Annual Increases	Monthly Net Rent - 2026	Annual Net Rent - 2026
Eagle Creek							
Devine Wellness	100	2,123					
Bridgeman's Ice Cream Parlor	150	919					
Bridgeman's Ice Cream Parlor 2	200	2,258					
Pet Wants	250	1,724					
Flight Club LLC	300	2,631					
The Salt Room- SW SLP LLC	350	2,120					
Woodbury Family Chiropractic	400 & 450	3,480					
Pino's Pizza and Italian Foods Inc.	500	1,655					
Classic Hair of Woodbury LLC	550	2,768					
Totals for EagleCreek		19,678					
Report Totals		19,678				26,025.71	312,308.55

CALL FOR MORE INFORMATION



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