

# CITY WALK MEWS

10035 City Walk Drive Woodbury, MN 55129



## RETAIL SPACES AVAILABLE

### PROPERTY STATS

**Property Type** Multi-Family/Mixed Use

**Building Size** 28,490 SF

14,245 SF Office

14,245 SF Retail

**Floors** 3

**Lot Size** 13,939 SF (0.32 Acres)

### HIGHLIGHTS

- Only 4 spaces left in this bustling Woodbury shopping center
- Located on the first floor of a mixed-use project
- Stylish architecture; storefront retail
- Abundant parking – both surface lot and street parking available
- Built out end-cap and inline retail/office available
- Easy access to I-94 via Woodbury Drive
- Steps from popular walking trail on Markgrafs Lake
- Attractive landscaping with public park, belltower and amphitheater



### CURRENT AVAILABILITY:

#### 4 Retail Spaces for Lease

First Floor | 840 SF

\$20.00 Annual/SF NNN

First Floor | 840 SF

\$20.00 Annual/SF NNN

First Floor | 1,429 SF

End-Cap Suite

\$20.00 Annual/SF NNN

First Floor | 1,429 SF

End-Cap Suite

\$20.00 Annual/SF NNN



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## PHOTOS



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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,143	27,633	64,858
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households*	4,955	21,044	35,011
# of persons per HH	2.71	2.71	2.71
Average HH income	\$111,217	\$110,127	\$102,804

\* Projected for 2020 US Census

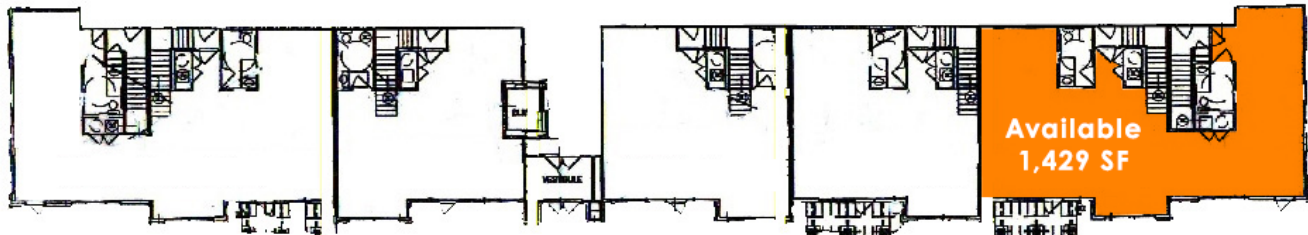
## VEHICULAR TRAFFIC

Woodbury Drive	33,500 vpd
Hudson Road	12,200 vpd

### THE NORTHERN MEWS OF CITY WALK 10075 CITYWALK DRIVE



### THE SOUTHERN MEWS OF CITY WALK 10035 CITYWALK DRIVE



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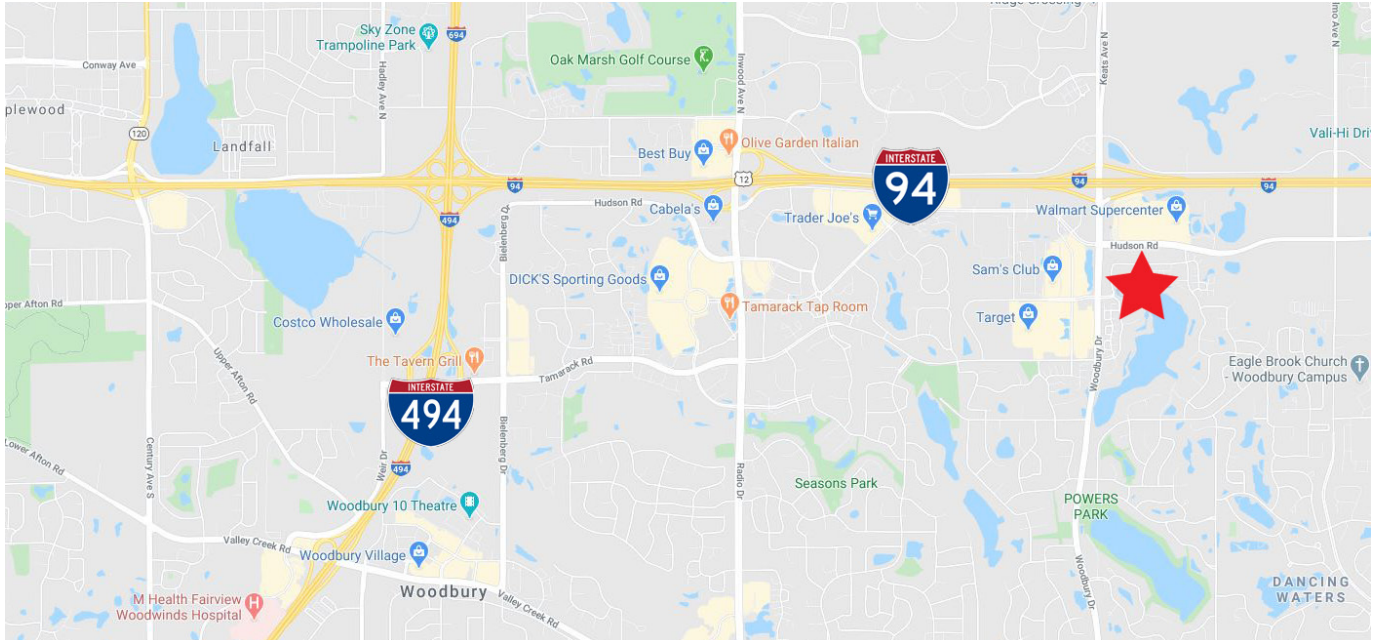
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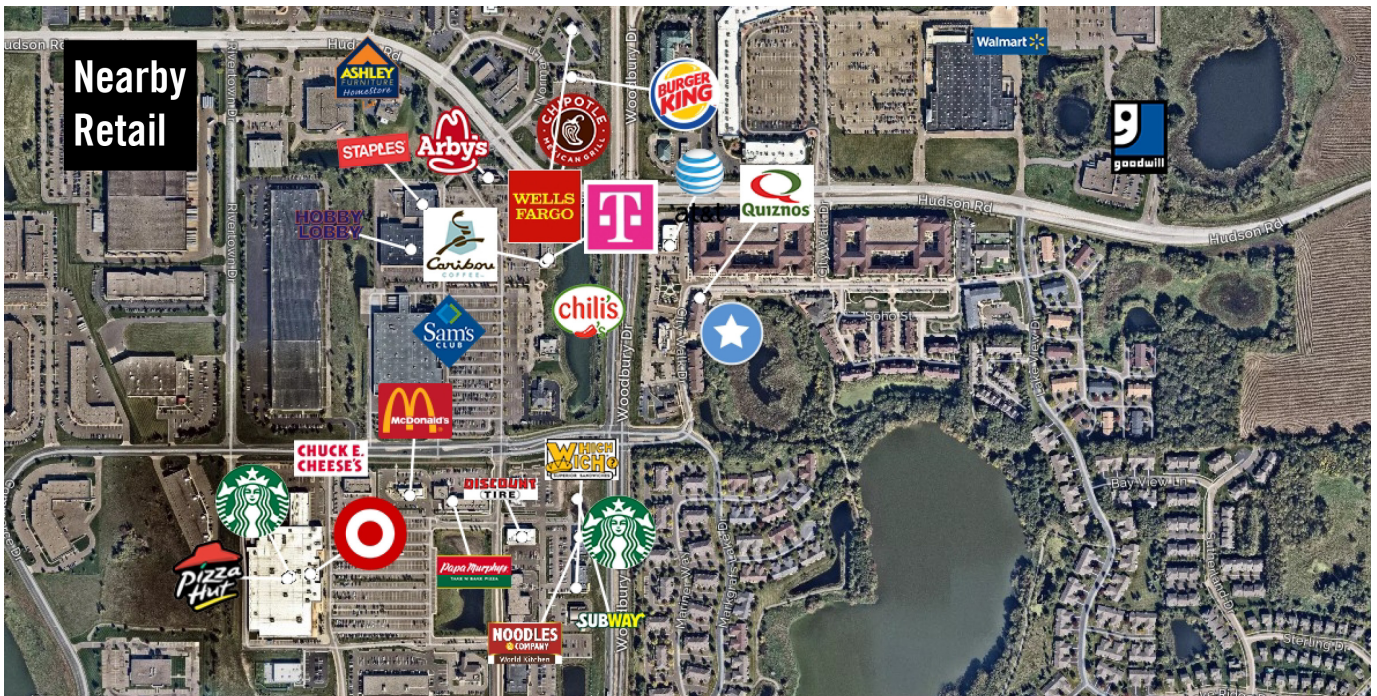
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## AREA MAP



## AERIAL



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