

EAGLE VALLEY MARKETPLACE

Valley Creek Road & Eagle Creek Lane | Woodbury, MN 55129



LEASE OPPORTUNITY

HJ Development is marketing Eagle Valley Marketplace, a multi-tenant strip center located at the intersection of Valley Creek Road and Eagle Creek Lane. Constructed in 2003, the 19,686 SF building is easily accessible and sits on a strong neighborhood retail corner. With flexible suite sizes available and ample parking, Eagle Valley Marketplace is an ideal location for a wide variety of uses. For more information or to schedule a property tour please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

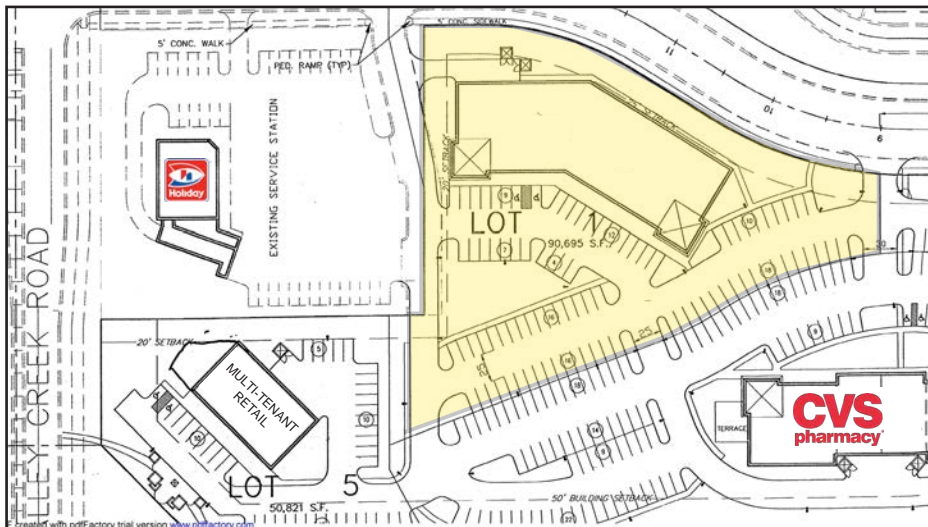
	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	10,480	59,293	99,931
Daytime Population:	789	17,843	34,680
Households:	3,530	20,565	36,116
Average HH Income:	\$160,790	\$151,162	\$135,840

CURRENTLY AVAILABLE

- 4,363 SF In-Line Space Available; Divisible to 1,200 SF
- Negotiable Rates & TI's
- Negotiable Occupancy
- Traffic Counts:
20,000 VPD on Woodbury Drive
16,000 VPD on Valley Creek Road
- Area Retailers Include:
Holiday, CVS Pharmacy, Carbone's Pizzeria, Angelina's Kitchen, Ze's Diner, Short Stop Wine & Spirits and More...

CONTACT INFORMATION

- ✉ **Chris Moe, CCIM:**
cmoe@hjdevelopment.com
- ✉ **Brian Merz:**
bmerz@hjdevelopment.com
- ☎ 952-476-9400
- 🌐 www.hjdevelopment.com



LEASE OPPORTUNITIES | WOODBURY

