# EAGLE VALLEY MARKETPLACE

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

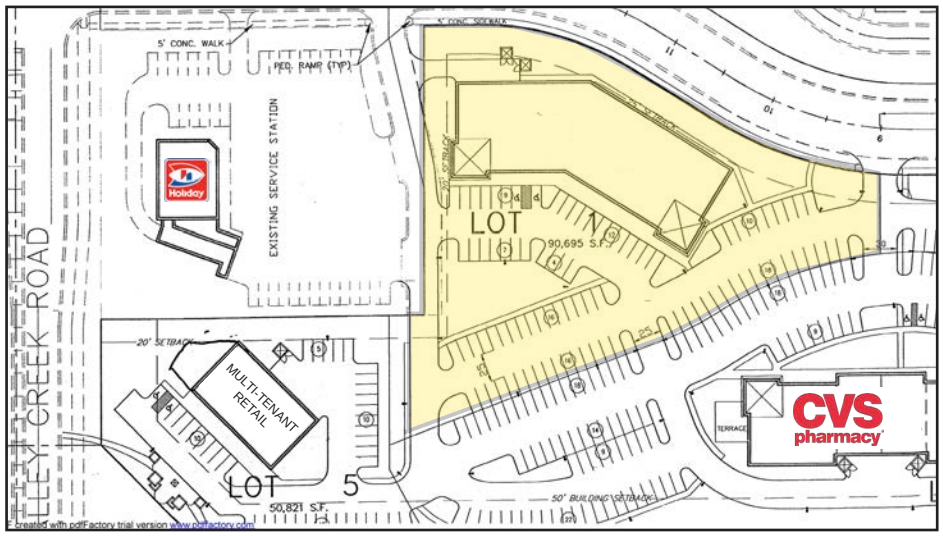


## LEASE OPPORTUNITY

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)

| | 1-Mile | 3-Miles | 5-Miles |
|---|---|---|---|
| Population: | 10,107 | 62,587 | 112,040 |
| Daytime Population: | 721 | 18,218 | 36,554 |
| Households: | 3,418 | 22,425 | 40,941 |
| Average HH Income: | $182,383 | $173,058 | $155,703 |




## CURRENTLY AVAILABLE

- 4,363 SF In-Line Space Available; Divisible to 1,200 SF
- Negotiable Rates & TI's
- Negotiable Occupancy
- Traffic Counts:
  18,076 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

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# LEASE OPPORTUNITIES | WOODBURY

