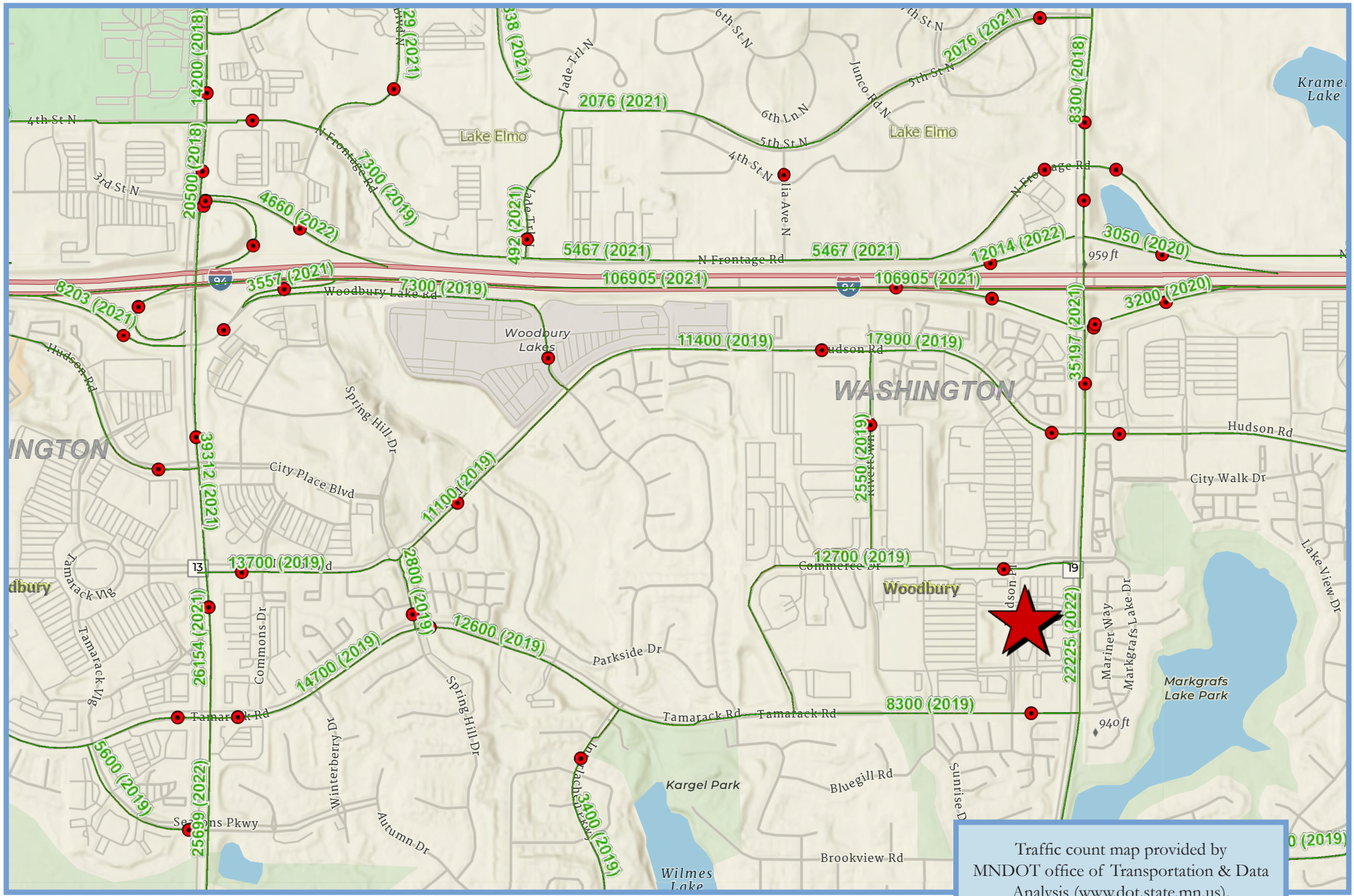
hj development

TRAFFIC COUNT INFORMATION | WOODBURY PLAZA

Woodbury Drive & Commerce Drive | Woodbury, MN 55125



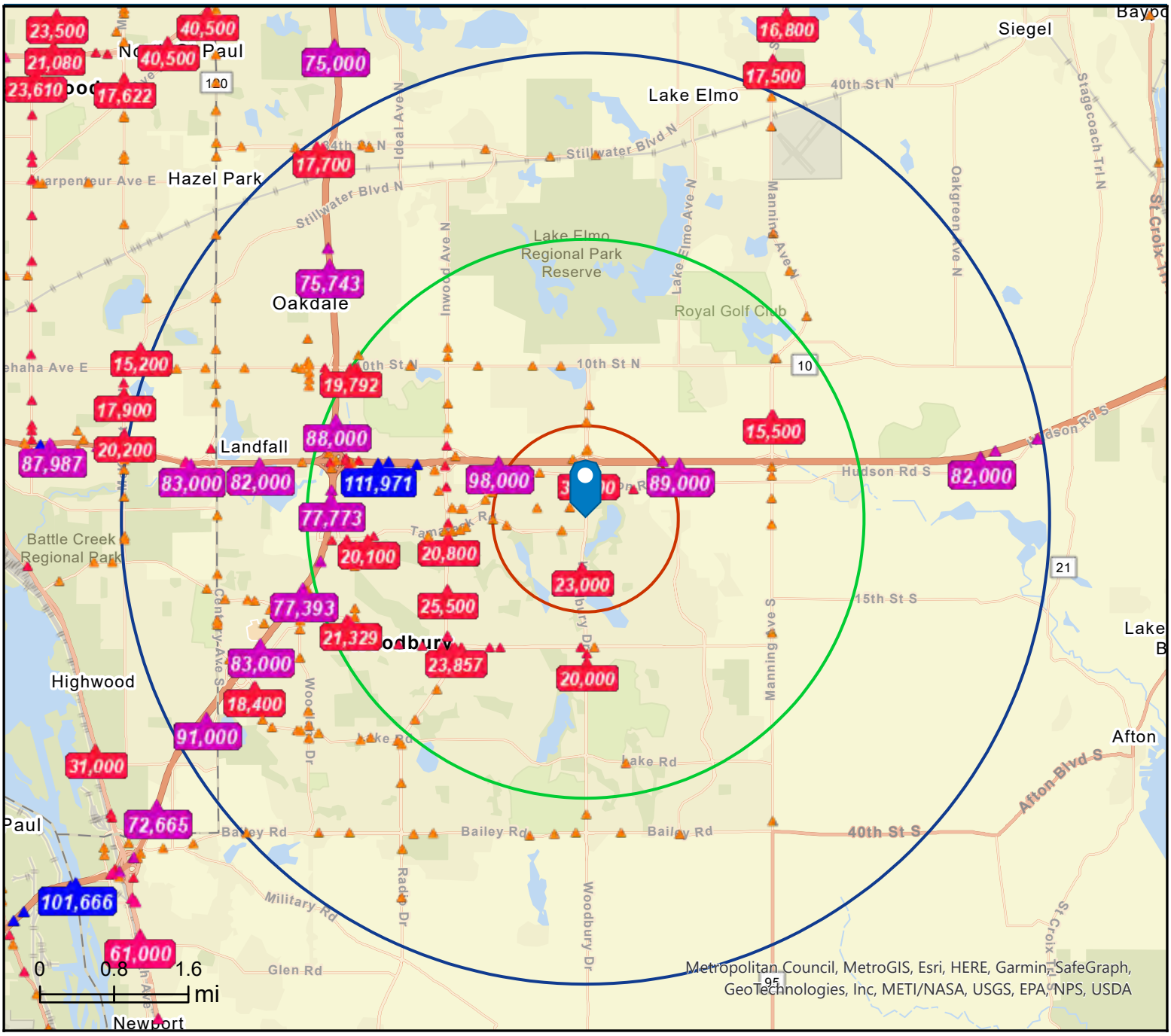
Traffic count map provided by MNDOT office of Transportation & Data Analysis (www.dot.state.mn.us).

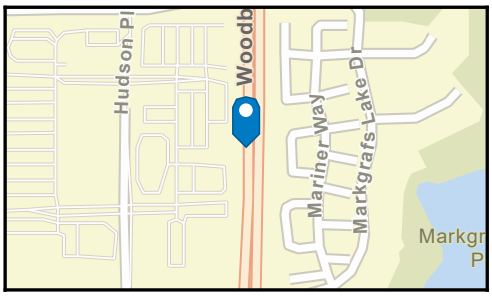
Chris Moe, CCIM • Brian Merz | 952-476-9400 | hjdevelopment.com

Traffic Count Map

Woodbury Plaza
580 Woodbury Dr, Woodbury, Minnesota, 55129
Rings: 1, 3, 5 mile radii

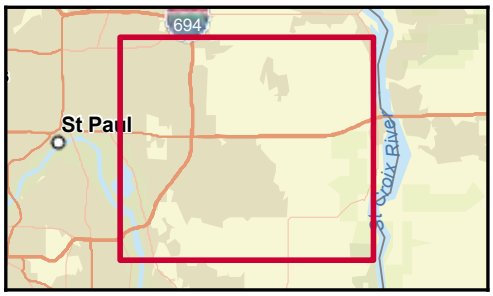
Prepared by HJ Development
Latitude: 44.93974
Longitude: -92.90356





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

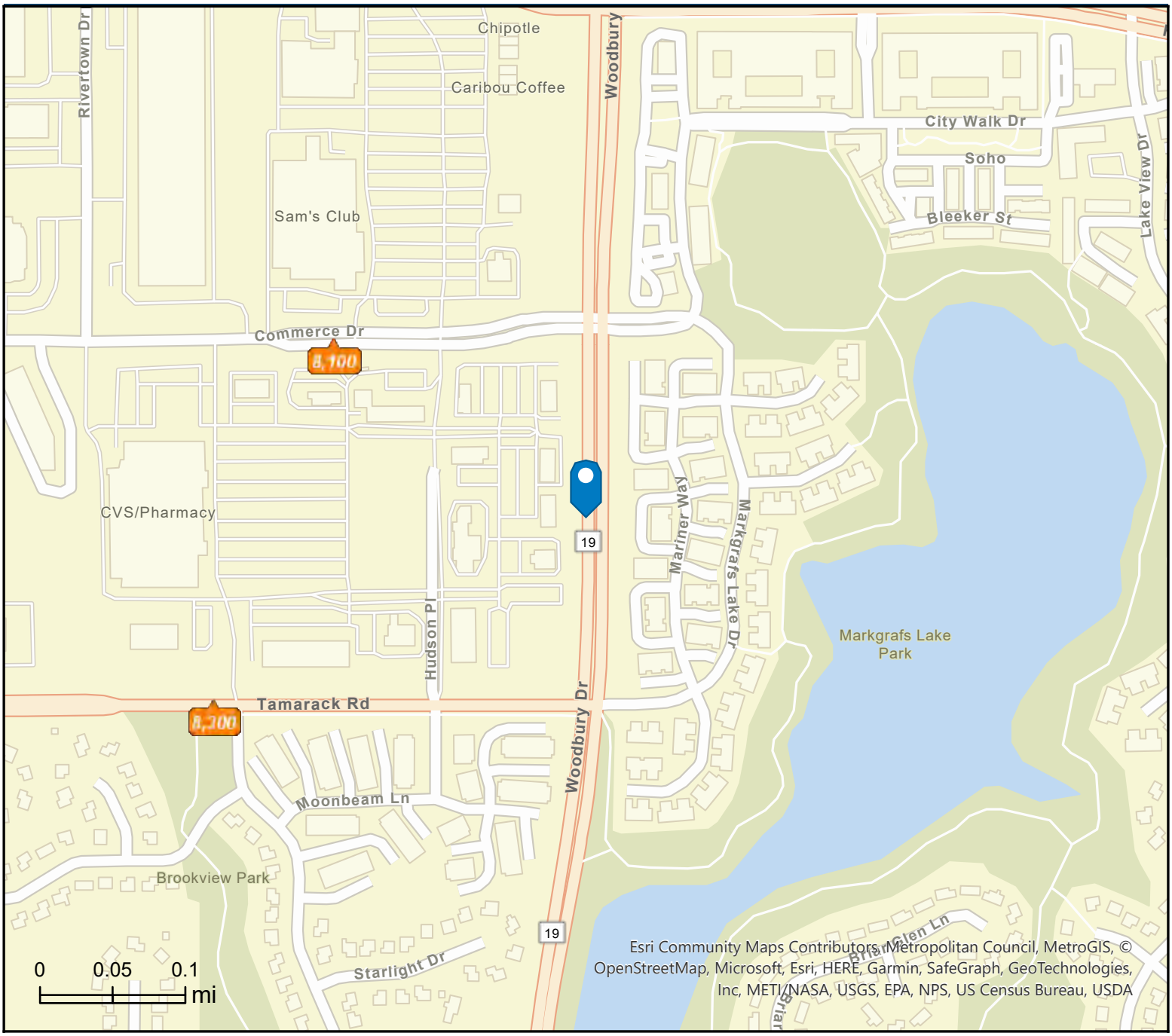
July 22, 2023

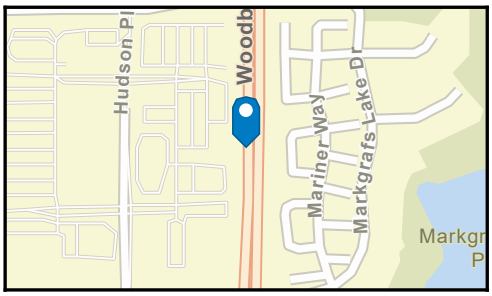
©2023 Esri

Traffic Count Map - Close Up

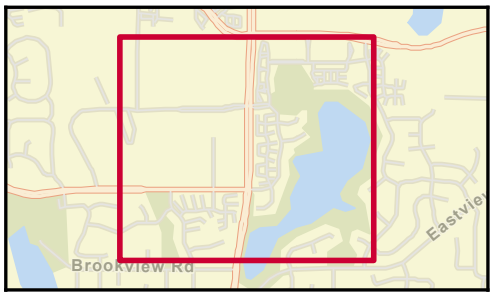
Woodbury Plaza
580 Woodbury Dr, Woodbury, Minnesota, 55129
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 44.93974
Longitude: -92.90356





Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
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- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 22, 2023

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Traffic Count Profile

Woodbury Plaza
580 Woodbury Dr, Woodbury, Minnesota, 55129
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 44.93974
Longitude: -92.90356

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.21	Commerce Drive	(0.0 miles)	2015	8,100
0.29	Tamarack Rd	Sunrise Dr (0.02 miles E)	2019	8,300
0.37	Hudson Rd	Norma Ln (0.05 miles NW)	2015	17,600
0.42	Hudson Rd	City Walk Dr (0.02 miles W)	2011	12,200
0.43	Brookview Rd	Briar Glen Ln (0.07 miles W)	2019	2,100
0.44	Woodbury Drive	Lake Rd (0.09 miles S)	2021	35,197
0.44	Hudson Rd	Norma Ln (0.03 miles SE)	2019	17,900
0.47	Woodbury Dr	Hudson Rd (0.11 miles S)	2017	33,500
0.49	Rivertown Dr	Hudson Rd (0.14 miles N)	2019	2,550
0.52	Woodbury Dr	Sunrise Alcove (0.06 miles W)	2019	23,000
0.52	Woodbury Drive	Woodbury Dr (0.08 miles N)	2018	36,500
0.53	Commerce Dr	Doncaster Way (0.23 miles W)	2019	12,700
0.60	Hudson Rd	Lake View Dr (0.14 miles W)	2019	17,200
0.63	Fox Run Rd	Woodbury Dr (0.01 miles E)	2019	4,350
0.66	CON 6032	Woodbury Dr (0.15 miles E)	2021	11,692
0.69	Hudson Blvd	Keats Ave N (0.25 miles NE)	2019	6,100
0.69	Hudson Rd	Commerce Dr (0.1 miles W)	2019	11,400
0.71	Woodbury Dr	Wynstone Dr (0.08 miles N)	2011	18,600
0.73	Keats Ave N	Hudson Blvd (0.08 miles N)	2017	10,300
0.75	Keats Avenue North	Keats Ave N (0.06 miles N)	2018	11,400
0.77	Eastview Rd	Retreat Ln (0.02 miles E)	2019	5,800
0.79	Hudson Blvd	Keats Ave N (0.08 miles W)	2019	2,150
0.80	MSAS 120	Keats Ave N (0.05 miles E)	2021	5,467
0.80	Hudson Boulevard North	Manning Ave N (0.09 miles E)	2021	2,444
0.85	Tamarack Rd	Parkside Dr (0.05 miles NW)	2019	12,600
0.86	Interlachen Pkwy	Interlachen Draw (0.03 miles NE)	2015	3,400
0.93	Interlachen Pkwy	Scarborough Ln (0.01 miles S)	2019	3,400
0.96	5th St N	Rivertown Dr (0.38 miles S)	2019	1,650
0.96	Eastview Rd	Settlers Ridge Pkwy (0.04 miles E)	2015	1,500
1.00	Tamarack Rd	Spring Ln (0.04 miles NW)	2015	8,200

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2023 Kalibrate Technologies (Q2 2023).

July 22, 2023

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