

RETAIL/OFFICE FOR LEASE  
VALLEY CROSSING



9900 VALLEY CREEK ROAD  
WOODBURY, MN 55125

*Redefining Real Estate*

[www.AtlasCRE.com](http://www.AtlasCRE.com)

# RETAIL FOR LEASE

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## PROPERTY INFORMATION

### ⇒ LEASING OVERVIEW

**AVAILABLE SPACE** Suite 135: 1,237 SF  
\*Currently built out as an office (3 offices plus reception area)

**LEASE RATE** Negotiable

**2024 CAM/TAX** CAM: \$ 6.19 PSF  
Taxes: \$ 4.30 PSF  
Total: \$10.49 PSF

**HIGHLIGHTS**

- ⇒ Local Ownership & Management
- ⇒ Property upgrades made in 2021—new roof, parking area, and pylon sign
- ⇒ Densely populated area of Woodbury

### ⇒ TRAFFIC COUNTS

VALLEY CREEK ROAD : 17,427 VPD  
WOODBURY DRIVE: 22,225 VPD



### ⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	10,289	63,803	115,655
AVG. HH INCOME	\$185,257	\$172,873	\$152,281
DAYTIME POPULATION	5,940	53,294	109,721

\* Source— ESRI 2023

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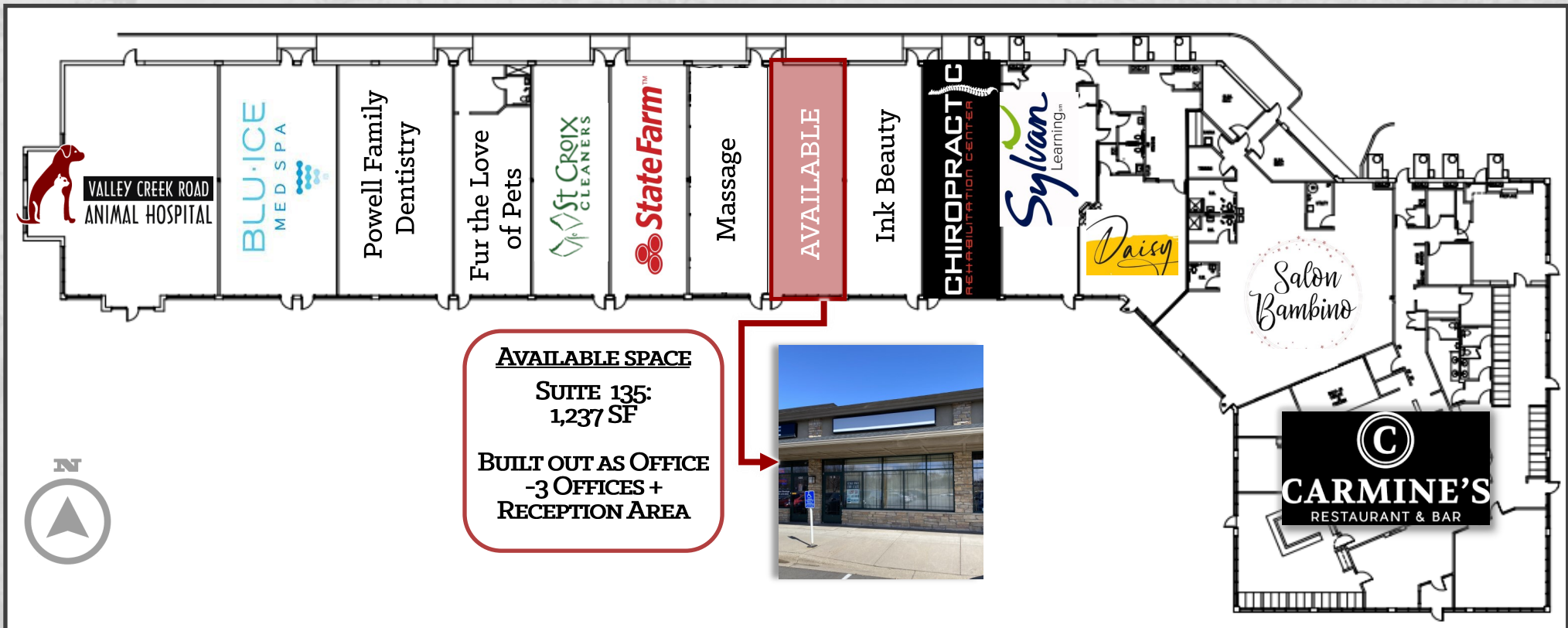
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## SITE PLAN



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AERIAL



17,427 VPD

VALLEY CREEK RD

22,225 VPD

16,000 VPD

**VALLEY CROSSING**

BLU:ICE MED SPA  
St Croix CLEANERS  
CARMINE'S RESTAURANT & BAR  
CHIROPRACTIC REHABILITATION CENTER  
Sylvan Learning  
Salon Bambino  
State Farm  
Daisy  
VALLEY CREEK ROAD ANIMAL HOSPITAL

VALLEY CROSSING  
ELEMENTARY

WOODBURY DR.

18,076 VPD

Holiday

Carbone's Pizzeria

Pino's Pizza

B

CVS pharmacy

A

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## WOODBURY RETAIL



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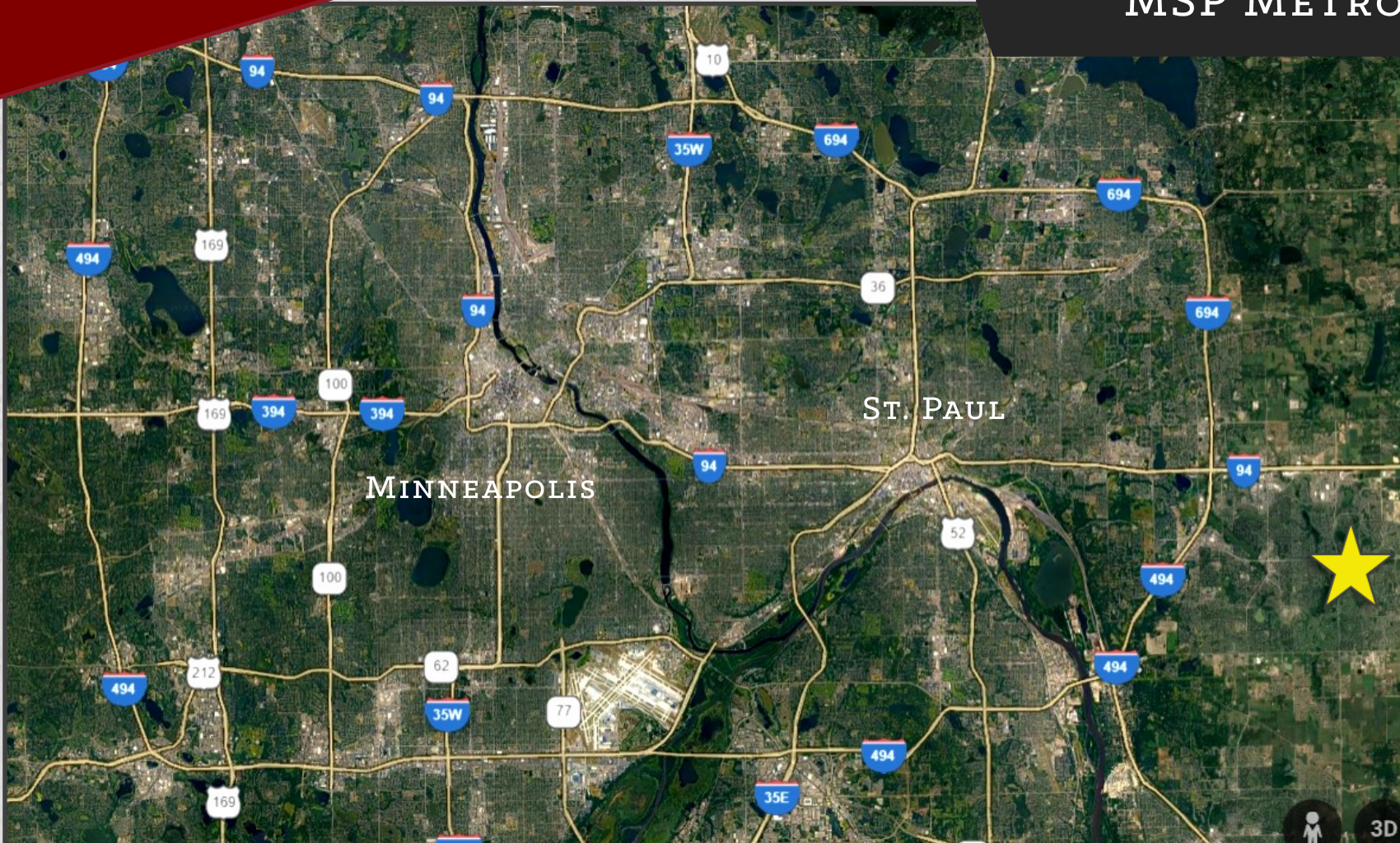
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MSP METRO



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