

# FOR LEASE | RETAIL

# Plymouth Pointe Plaza

2700 Annapolis Circle N

Plymouth, MN 55441

**2,384 SF**

SF AVAILABLE

**Negotiable**

ASKING BASE RENT

**30,152**

DAILY VPD  
Highway 55  
(MNDOT, 2023)

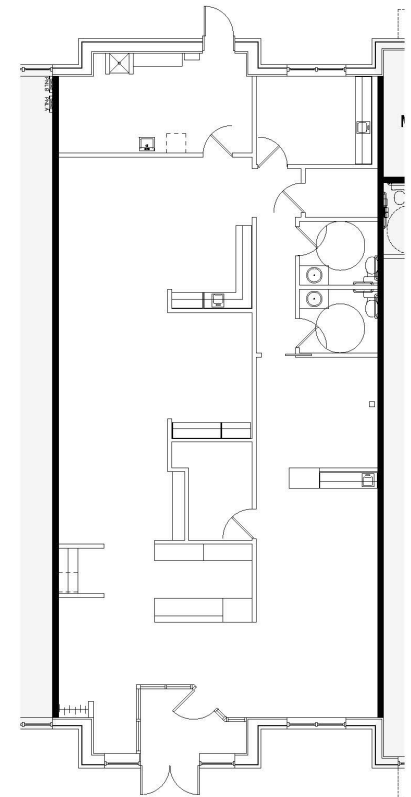
**Vacant**

AVAILABILITY  
Move-in ready



## About the Property:

- 2,384 SF available for lease
- Part of 21,222 SF shopping center (9 tenants)
- **Premier visibility from Highway 55 with 30,000+ VPD**
- Building and monument signage available
- **Last available space – otherwise 100% leased shopping center**
- 105 parking stalls (4.95 ratio)
- Notable co-tenants: Caribou Coffee, Crisp & Green, Verizon, Orange Theory, Boger Dental
- 1,500 feet from Highway 494 - **100,000+ VPD**
- Shared lot with Residence Inn by Marriott – **80+ nightly guests**
- Affluent area demographics



FLOOR PLAN 

Former Hair Salon  
Can Remodel

## CONTACT:

**John Carland**

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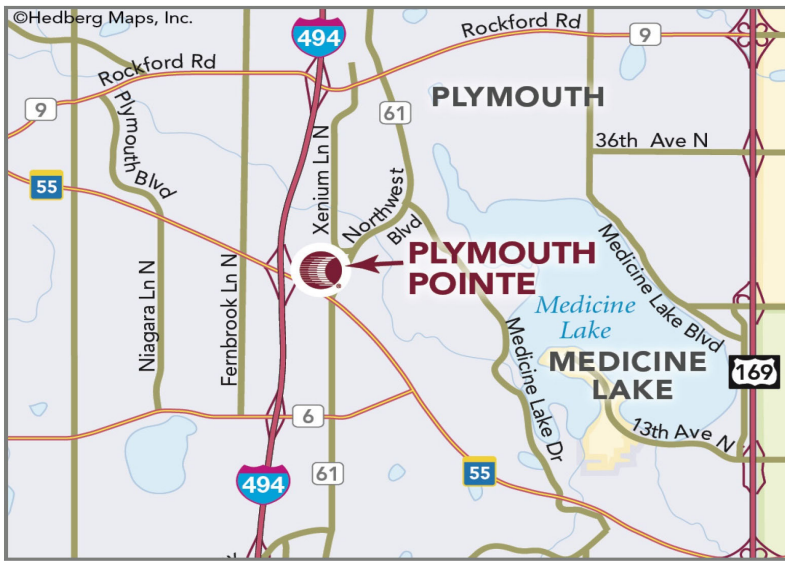
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## Plymouth Trade Area Demographics:

(Costar, 2025)

AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,183	66,749	174,906
Households	1,854	27,424	70,951
Avg. Household Income	\$150,961	\$142,938	\$142,513



### Location Highlights

- ❖ Plymouth, MN — Twin Cities Metro
- ❖ Prominent trade area - within 1 mile from Chic-Fil-A, McDonald's, Jimmy John's, Perkins, Red Robin, Davanni's, Wendy's, and more
- ❖ Close proximity to I-494 interchange
- ❖ Affluent northwest suburb
- ❖ Strong daytime & residential traffic - within 1 mile from WestHealth Hospital, Comfort Inn Plymouth, Holiday Inn Express, among many other area employers

### Visibility from Highway 55:



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## Contact Us

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# CSM Corporation

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