

Colliers

Eagle Valley Marketplace

2190 & 2230 Eagle Creek Ln
Woodbury, MN

Retail Space For Lease



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Property Highlights

- Retail space available in affluent Woodbury neighborhood retail center
- Diverse mix of business types
- Great visibility from Woodbury Dr with 22,506 vehicles per day



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	9,760	66,275	116,329
Median HH Income	\$146,903	\$138,052	\$123,724
Average HH Income	\$176,236	\$171,455	\$155,654
Daytime Population	6,287	56,379	102,027

Building Size

43,281 SF

Available

Eagle Valley Marketplace I

Eagle Valley Marketplace II

Suite 2190G: 1,601 SF

Suite 2230D: 1,142 SF

2026 Expenses

Eagle Valley Marketplace I

Eagle Valley Marketplace II

\$10.16 PSF - CAM

\$ 9.61 PSF - CAM

\$ 6.63 PSF - Taxes

\$ 6.57 PSF - Taxes

\$16.79 PSF - Total

\$16.18 PSF - Total

Traffic Count

Woodbury Dr: 22,506 vehicles per day

Valley Creek Rd: 18,840 vehicles per day

Area Tenants





Property Overview

Introducing an exceptional opportunity in Woodbury, one of Minnesota's fastest growing communities. With its great proximity to the Twin Cities, major employment centers and highly rated schools Woodbury is an attractive place to live and work. Eagle Valley Marketplace is located in a prime area surrounded by residential neighborhoods.



Land Area

43,281 SF property
comprised of
3 separate buildings



Traffic Count

Woodbury Dr: 35,594 vpd
Valley Creek Rd: 18,840 vpd



Daytime Population

44,966
(5 mile radius)

