



**SIZE**

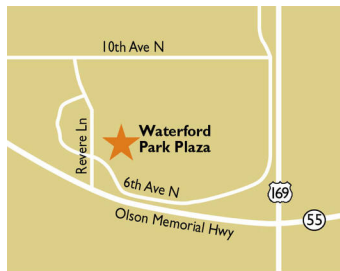
127,468 square feet

**DEMOGRAPHICS**

|                              | 1 mile | 3 mile | 5 mile  |
|------------------------------|--------|--------|---------|
| <b>Population</b>            | 6,998  | 73,105 | 229,649 |
| <b>Households</b>            | 3,541  | 32,984 | 101,038 |
| <b>Median HH Income (\$)</b> | 94,081 | 93,579 | 95,491  |

**MAJOR TENANT(S)**

Sherwin Williams



**LOCATION**

10160 6th Avenue North | Plymouth, MN 55441

**PROPERTY HIGHLIGHTS**

- Anchored by Cub Foods, the number one grocer in the Twin City area
- Additional tenants include Edward Jones, Sherwin Williams, Caribou Coffee, Jet's Pizza and a Huntington Learning Center
- Located in Plymouth, a suburb 15 miles west of downtown Minneapolis, with a population exceeding 73,100 in a three-mile radius with an average household income greater than \$124,200
- The center is located at the intersection of Revere Lane and 6th Avenue, which benefits from over 46,300 vehicles per day
- Minneapolis has the second largest economic center in the Midwest behind Chicago and is home to five Fortune 500 companies

**LEASING CONTACT**

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**MORE INFO**

www.phillipsedison.com



# WATERFORD PARK PLAZA

10160 6th Avenue North | Plymouth, MN 55441

| SPACE | TENANT                     | SQ. FT.   |                      |  |
|-------|----------------------------|-----------|----------------------|--|
| A     | AVAILABLE                  | 1,640 SF  | 110                  | Chuck & Don's Pet Food & Supplies 4,850 SF |
| B     | Poke House & Tea Bar       | 1,380 SF  | 111                  | Plaza Salon 1,474 SF                       |
| C     | Nails Salon                | 1,790 SF  | 111A                 | Smokies USA 2,150 SF                       |
| D     | Jet's Pizza                | 1,669 SF  | 114                  | Thai Table 2,868 SF                        |
| SHAD1 | Bachman's                  |           | 116                  | Hong Kong Spa 1,394 SF                     |
| SHAD2 | Bassett Creek Apartments   |           | 117                  | Masterson Staffing Solutions 1,400 SF      |
| 100   | Cub Foods                  | 64,673 SF | 118                  | First Student 1,400 SF                     |
| 101   | Merwin Liquors             | 7,164 SF  | 119                  | Big Frog 1,406 SF                          |
| 102   | Fuego Mexican Restaurant   | 3,395 SF  | 120                  | Edward Jones 1,400 SF                      |
| 102B  | Brent Cataldo, DDS         | 2,817 SF  | 121                  | Cookies by Design 1,560 SF                 |
| 103   | AVAILABLE                  | 2,047 SF  | 122                  | Luna Cafe and Coffee 1,560 SF              |
| 103B  | Huntington Learning Center | 2,703 SF  | 123                  | AVAILABLE 1,160 SF                         |
| 104   | Dollar Tree                | 11,568 SF | 124                  | Sherwin Williams 4,000 SF                  |
|       |                            |           | <b>TOTAL SQ. FT.</b> | <b>127,468</b>                             |

| SITE LEGEND   |   |
|---|---|
| <span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available             | <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied                                   |
| <span style="background-color: #a4c639; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                    |   |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# WATERFORD PARK PLAZA

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# WATERFORD PARK PLAZA

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.986532

Longitude: -93.407775

| Waterford Park Plaza<br>Plymouth, MN |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                           | Q4 2023 Estimated Population          | 6,998            | 73,105           | 229,649          |
|                                      | 2028 Projected Population             | 7,120            | 74,860           | 236,798          |
|                                      | 2010 Census Population                | 6,242            | 68,088           | 216,051          |
|                                      | 2000 Census Population                | 5,942            | 69,166           | 217,091          |
|                                      | 1990 Census Population                | 5,478            | 68,005           | 207,036          |
|                                      | Historical Annual Growth 1990 to 2000 | 0.82%            | 0.17%            | 0.48%            |
|                                      | Historical Annual Growth 2000 to 2010 | 0.49%            | -0.16%           | -0.05%           |
|                                      | Estimated Annual Growth 2010 to 2023  | 0.84%            | 0.52%            | 0.44%            |
|                                      | Projected Annual Growth 2023 to 2028  | 0.35%            | 0.48%            | 0.61%            |
|                                      | Median Age                            | 35.8             | 39.6             | 39.4             |
| Households                           | Q4 2023 Estimated Households          | 3,541            | 32,984           | 101,038          |
|                                      | 2028 Projected Households             | 3,600            | 33,821           | 104,320          |
|                                      | 2010 Census Households                | 3,095            | 30,563           | 94,603           |
|                                      | 2000 Census Households                | 2,821            | 30,096           | 92,092           |
|                                      | 1990 Census Households                | 2,468            | 27,872           | 84,537           |
|                                      | Historical Annual Growth 1990 to 2000 | 1.35%            | 0.77%            | 0.86%            |
|                                      | Historical Annual Growth 2000 to 2010 | 0.93%            | 0.15%            | 0.27%            |
|                                      | Estimated Annual Growth 2010 to 2023  | 0.98%            | 0.56%            | 0.48%            |
|                                      | Projected Annual Growth 2023 to 2028  | 0.33%            | 0.50%            | 0.64%            |
|                                      | Population per Household              | 1.97             | 2.18             | 2.23             |
| Population by Race                   | White                                 | 74.7%            | 74.2%            | 72.8%            |
|                                      | Black or African American             | 9.7%             | 9.1%             | 10.8%            |
|                                      | Asian & Pacific Islander              | 6.6%             | 5.8%             | 5.2%             |
|                                      | Other Races                           | 4.3%             | 6.0%             | 5.8%             |
|                                      | Hispanic Population                   | 4.6%             | 4.8%             | 5.4%             |
| Income                               | Average Household Income              | \$129,119        | \$124,246        | \$129,441        |
|                                      | Median Household Income               | \$94,081         | \$93,579         | \$95,491         |
|                                      | Per Capita Income                     | \$65,649         | \$56,913         | \$57,774         |
| Education (Age 25+)                  | Elementary                            | 0.4%             | 1.5%             | 1.8%             |
|                                      | Some High School                      | 1.8%             | 1.8%             | 2.0%             |
|                                      | High School Graduate                  | 10.2%            | 16.1%            | 15.2%            |
|                                      | Some College                          | 19.8%            | 18.4%            | 18.1%            |
|                                      | Associates Degree Only                | 8.3%             | 7.7%             | 8.3%             |
|                                      | Bachelors Degree Only                 | 39.6%            | 35.5%            | 35.1%            |
|                                      | Graduate Degree                       | 19.9%            | 19.1%            | 19.4%            |
| Business                             | Number of Businesses                  | 542              | 3,297            | 9,024            |
|                                      | Total Number of Employees             | 9,179            | 58,402           | 164,802          |
|                                      | Employees per Business                | 16.95            | 17.72            | 18.26            |
|                                      | Residential Population per Business   | 12.92            | 22.18            | 25.45            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.