



SIZE

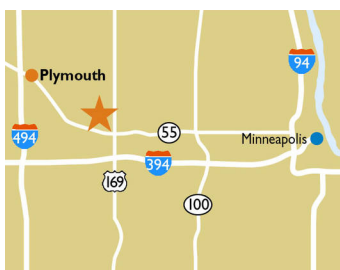
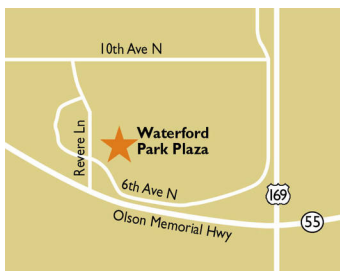
127,572 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|--------|---------|
| Population | | |
| 6,998 | 73,105 | 229,649 |
| Households | | |
| 3,541 | 32,984 | 101,038 |
| Median HH Income (\$) | | |
| 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

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

WATERFORD PARK PLAZA

10160 6th Avenue North | Plymouth, MN 55441

| SPACE | TENANT | SQ. FT. | | |
|-------|-----------------------------------|-----------|----------------------|---------------------------------------|
| A | Discover Strength Fitness | 1,640 SF | I11 | Plaza Salon 1,474 SF |
| B | Poke House & Tea Bar | 1,380 SF | I11A | Smokies USA 2,150 SF |
| C | Nails Salon | 1,790 SF | I14 | Thai Table 2,868 SF |
| D | Jet's Pizza | 1,669 SF | I16 | Hong Kong Spa 1,394 SF |
| SHAD1 | Bachman's | | I17 | Masterson Staffing Solutions 1,400 SF |
| SHAD2 | Bassett Creek Apartments | | I18 | First Student 1,400 SF |
| I00 | Cub Foods | 64,673 SF | I19 | Big Frog 1,406 SF |
| I01 | Merwin Liquors | 7,164 SF | I20 | Edward Jones 1,400 SF |
| I02 | Taco Teresa's | 3,395 SF | I21 | Cookies by Design 1,560 SF |
| I02B | Brent Cataldo, DDS | 2,817 SF | I22 | Luna Cafe and Coffee 1,560 SF |
| I03 | Scouts of America | 2,151 SF | I23 | Gratz Sewing 1,160 SF |
| I03B | Huntington Learning Center | 2,703 SF | I24 | Sherwin Williams 4,000 SF |
| I04 | Dollar Tree | 11,568 SF | | |
| I10 | Chuck & Don's Pet Food & Supplies | 4,850 SF | | |
| | | | TOTAL SQ. FT. | 127,572 |

SITE LEGEND

| | |
|--|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



WATERFORD PARK PLAZA

10160 6th Avenue North | Plymouth, MN 55441



WATERFORD PARK PLAZA

10160 6th Avenue North | Plymouth, MN 55441



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 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.