

# City Centre Shoppes

8470 City Centre Drive  
Woodbury, MN 55125

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**WELLINGTON**  
MANAGEMENT





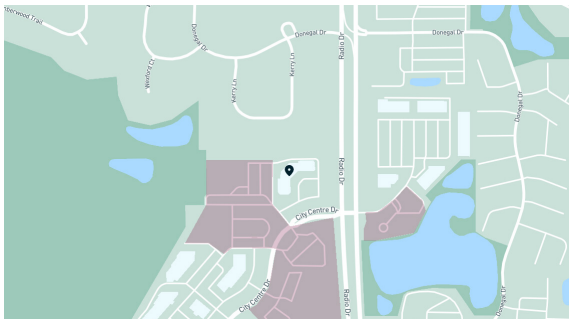
### Fully Occupied

Owner, Developer, Manager, Leasing

18,000 SF total; 0 SF available

89 surface stalls, 4.9 : 1,000 SF

East Metro



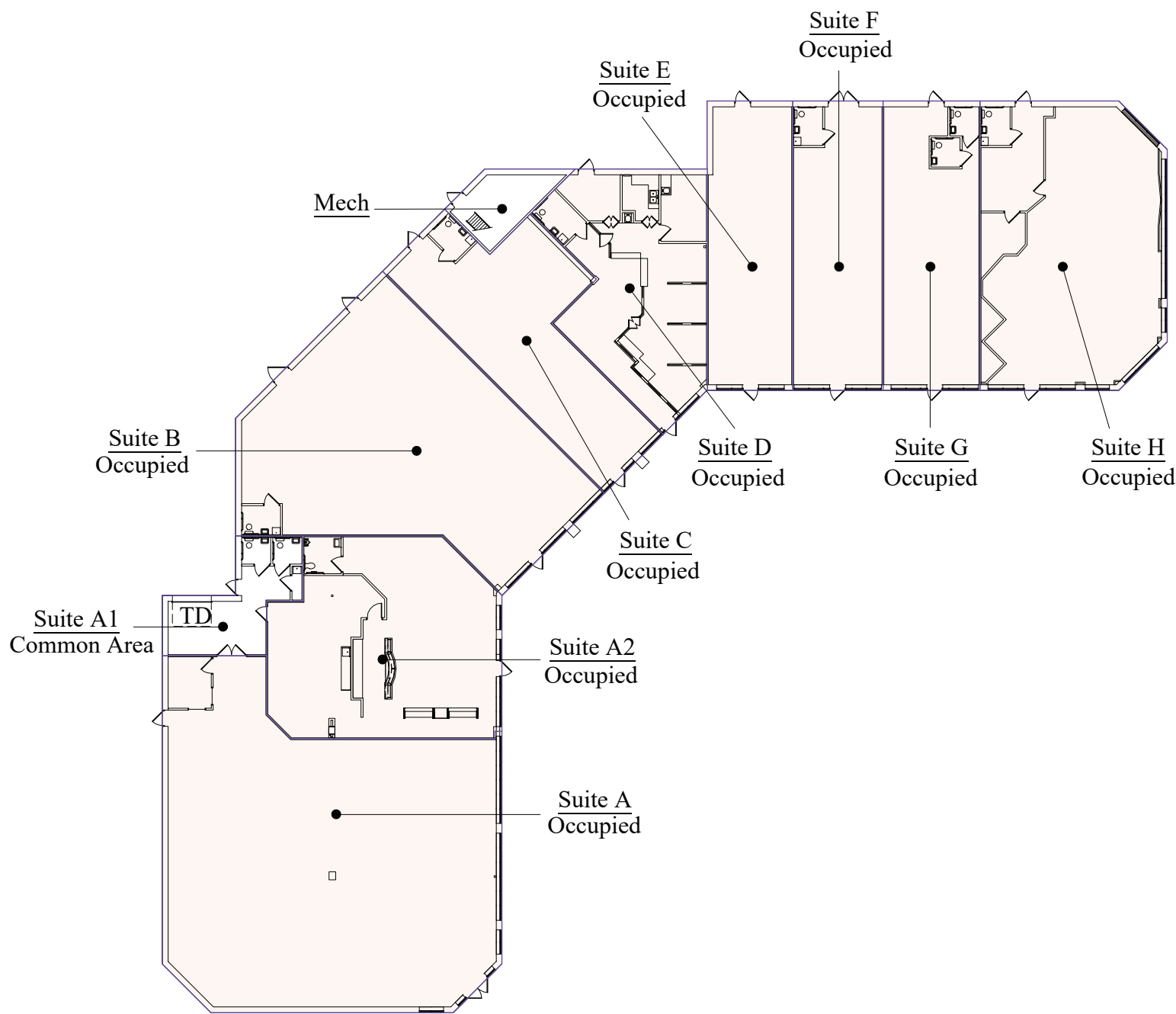
### Centrally located mix of retail for our neighbors to the east.

City Centre Shoppes is a community shopping center located in Woodbury's City Centre district. The attractive L-shaped center features an all-brick exterior with warm earth-toned roof canopies and gold metal awnings. The property hosts Hirshfield's, Subway, Woodbury Cleaners, Wayback Burgers, among others.

### HIGHLIGHTS

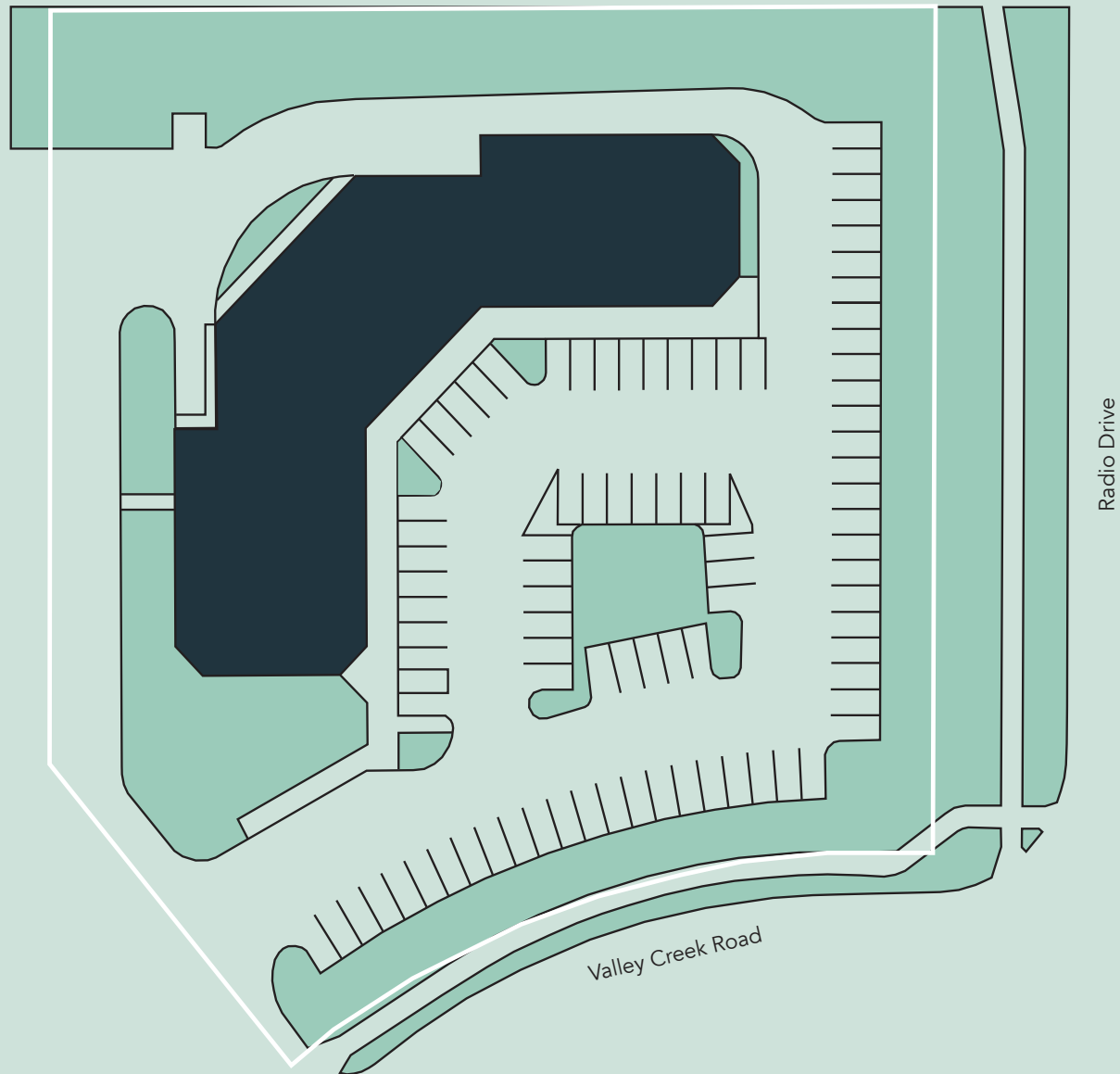
- Located in Woodbury's City Centre district
- Notable tenants are Hirshfield's, Subway, Woodbury Cleaners and Wayback Burgers
- Affluent population within one mile (average household income ~\$134,587)
- Near a density of major residential communities, including Evergreen, the Seasons Villas, Interlachen Woods and Wedgewood
- 16' clear height

# Floor Plans



# City Centre Shoppes

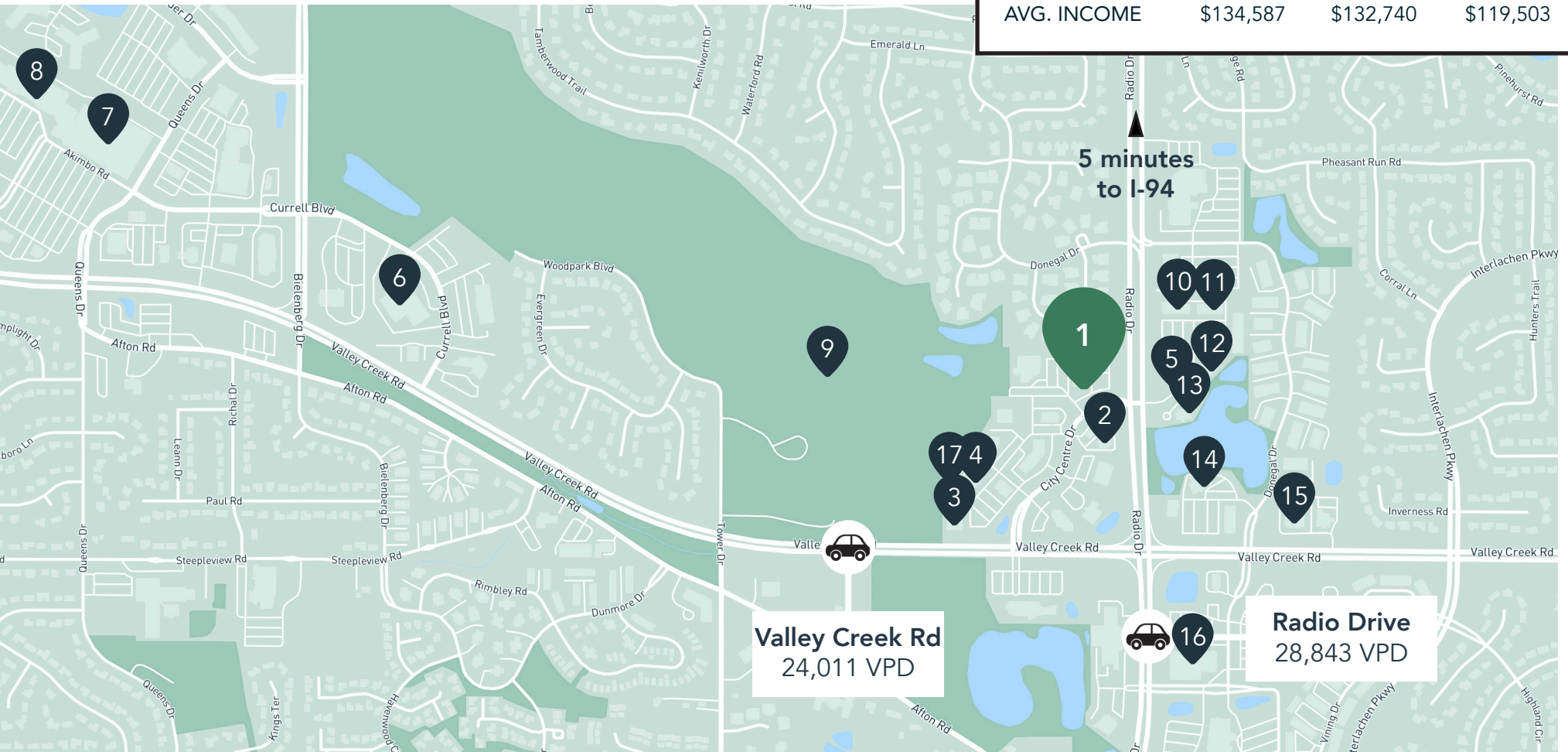
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# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,287	69,920	134,273
HOUSEHOLDS	4,194	25,635	49,749
AVG. INCOME	\$134,587	\$132,740	\$119,503



## Hot Spots

- |                        |                             |                       |                       |
|------------------------|-----------------------------|-----------------------|-----------------------|
| 1. City Centre Shoppes | 6. U.S. Postal Service      | 11. Acapulco          | 16. Kowalski's Market |
| 2. Kwik Trip           | 7. Target                   | 12. Erik's            | 17. Bruegger's Bagels |
| 3. Punch Pizza         | 8. Total Wine               | 13. Associated Bank   |                       |
| 4. Patina              | 9. Tamarack Nature Preserve | 14. Old National Bank |                       |
| 5. Panera Bread        | 10. Leeann Chin             | 15. Walgreens         |                       |

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PROPERTY MANAGER  
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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