

City Centre Shoppes

8470 City Centre Drive
Woodbury, MN 55125

Kirsten Pinger
651-999-5519
kpinger@wellingtonmgt.com



WELLINGTON
MANAGEMENT



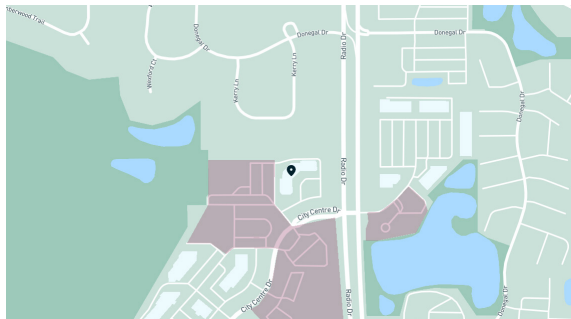
Fully Occupied

Owner, Developer, Manager, Leasing

18,000 SF total

89 surface stalls, 4.9 : 1,000 SF

East Metro



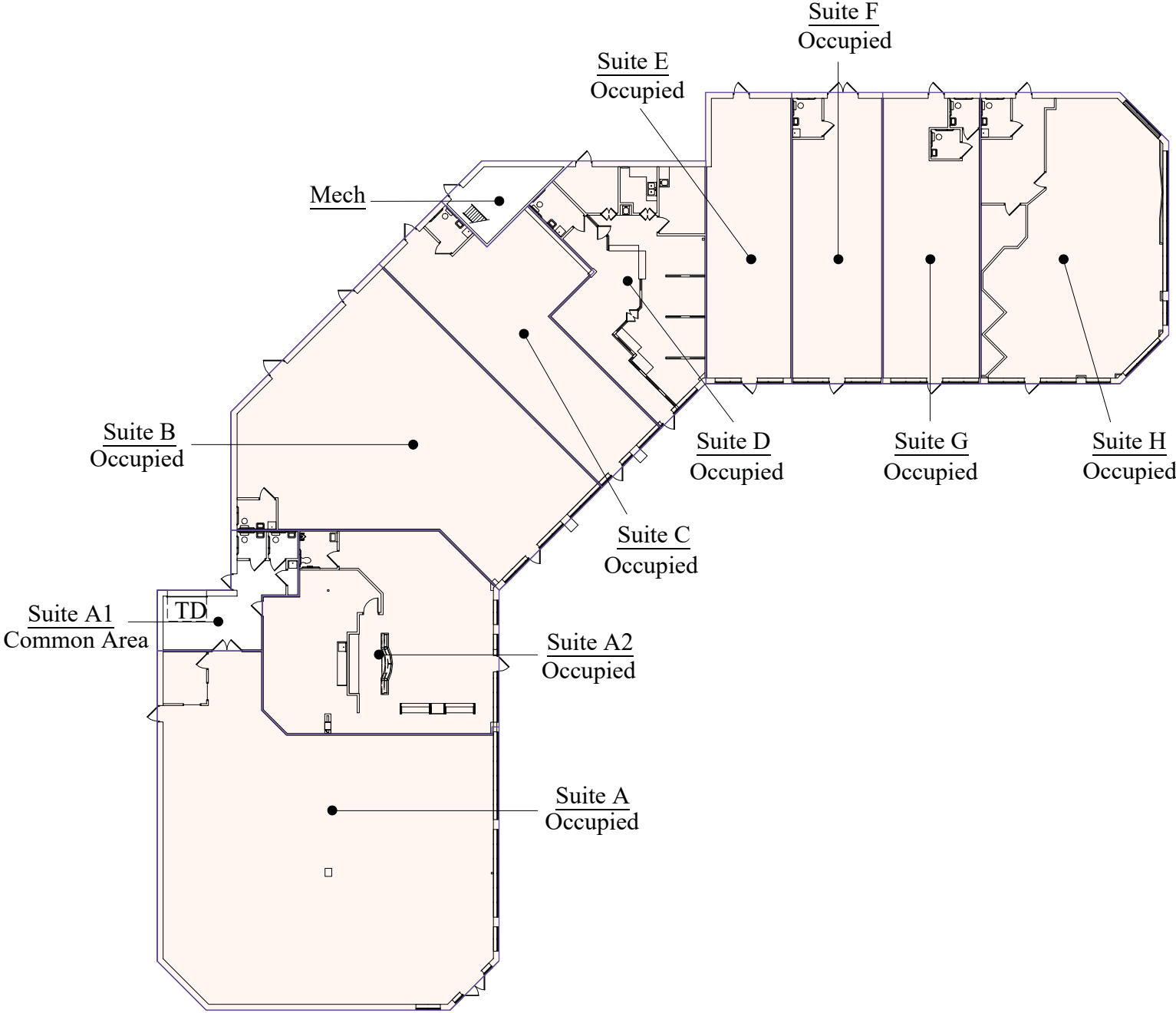
Centrally located mix of retail for our neighbors to the east.

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

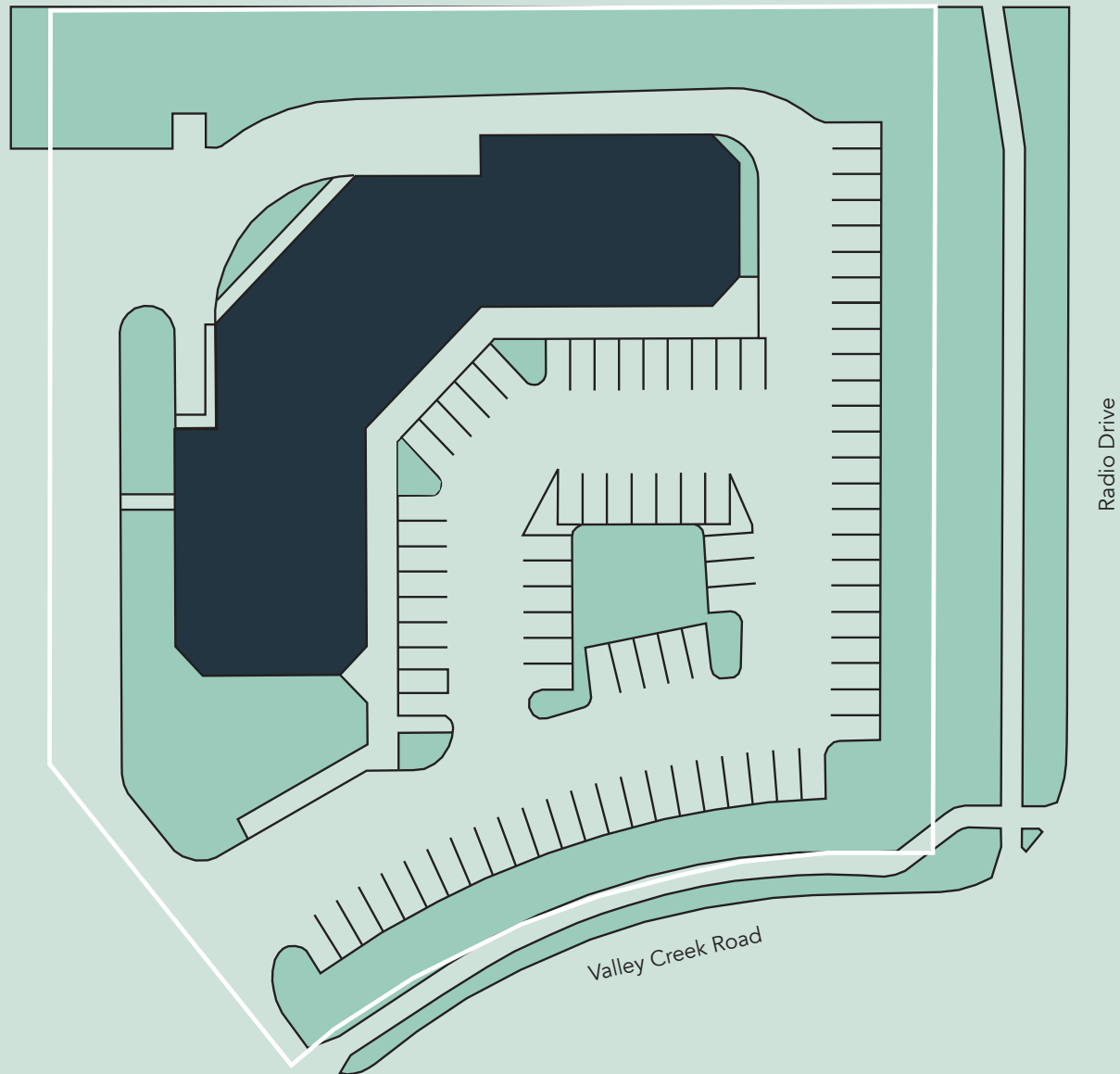
- Located in Woodbury's City Centre district
- Notable tenants are Hirshfield's, Subway, Woodbury Cleaners and Wayback Burgers
- Affluent population within one mile (average household income ~\$134,587)
- Near a density of major residential communities, including Evergreen, the Seasons Villas, Interlachen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

Floor Plans



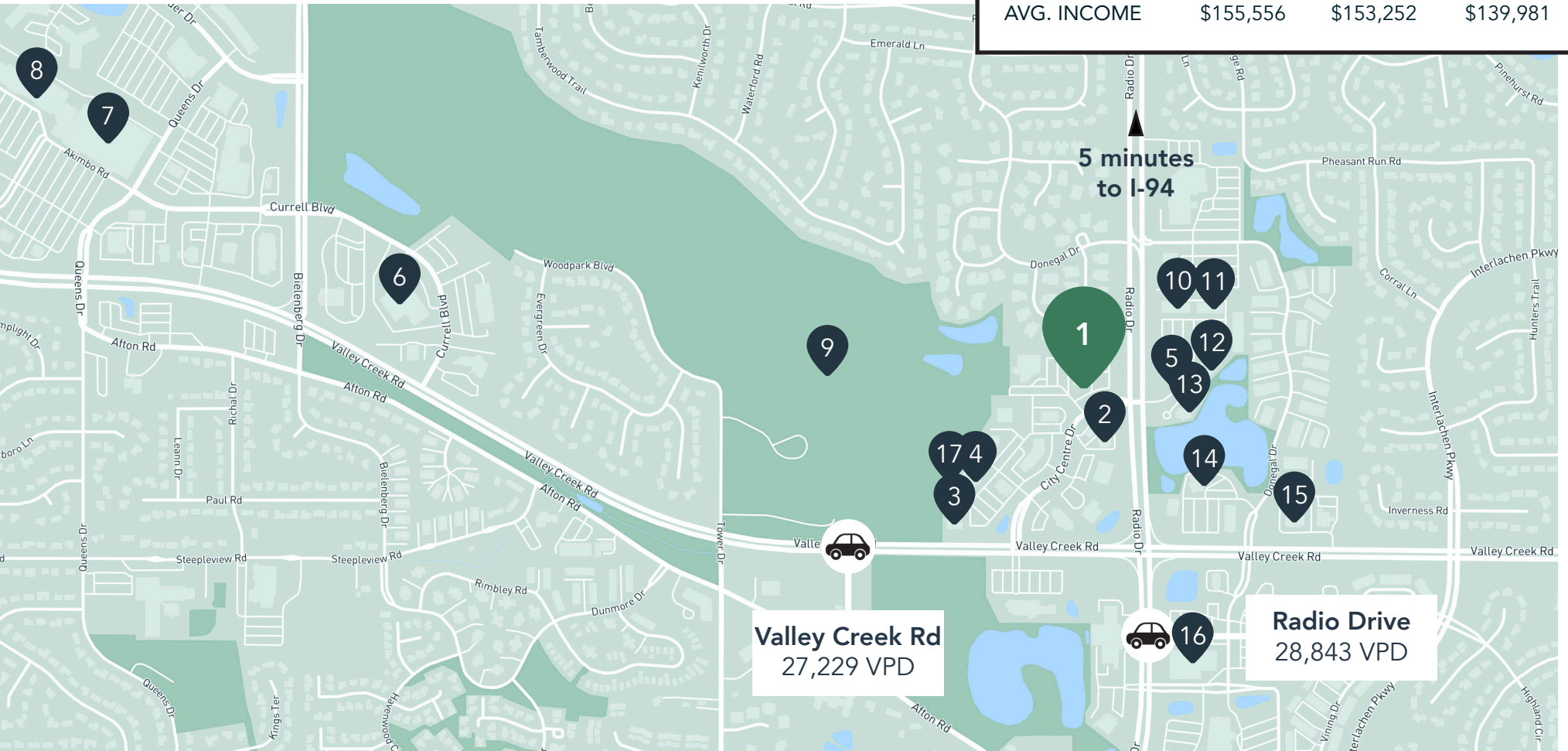
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The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,287	75,431	152,073
HOUSEHOLDS	4,194	29,088	56,537
AVG. INCOME	\$155,556	\$153,252	\$139,981



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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com