



WELLINGTON
MANAGEMENT

Clydesdale Marketplace

302-318, 325 Clydesdale Trail
Medina, MN 55340

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One-stop shopping for our northwestern neighbors.

Clydesdale Marketplace is a 200,000 SF community shopping center exceptionally located on the heavily traveled intersection of Highway 55 and County Road 101 in Medina. Developed in 2006, Clydesdale Marketplace consists of two buildings, of which Wellington owns and manages in-line retail space (27,000 SF), a pad building (6,000 SF) and a 0.75-acre outlot. Wellington sold a second outlot to the highly acclaimed Goddard School (opened in 2020).

The in-line retail component is attached to a Target store (134,000 SF), and the second building is a highly visible multi-tenant pad building next to Highway 55. The diverse local community-serving tenant mix makes for a convenient one-stop shopping experience.

HIGHLIGHTS

- Home to Caribou Coffee, Dollar Tree, Kalla Lily Spa/Salon, Verizon Wireless, among others
- Shadow anchored by Target and Wells Fargo
- Surrounded by rapid residential development growth
- Adjacent to the Highway 55 and County Road 101 intersection (25,000 VPD)
- Excellent visibility from Highway 55
- 16' clear height
- Affluent population within 3 miles (average household income in excess of \$218,000)

Space Available

Owner, Manager, Leasing

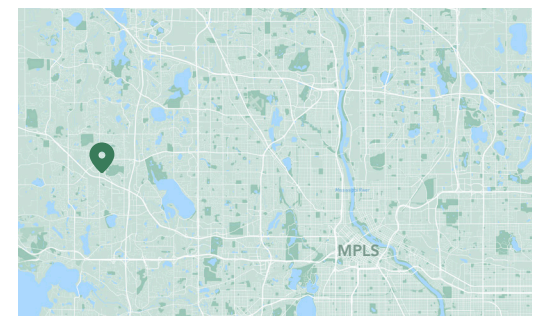
Bldg 1: 27,100 SF in-line retail
6,221 SF available

Bldg 2: 6,000 SF pad retail

200 surface stalls, 6.1 : 1,000 SF

Built in 2006

Northwest Metro



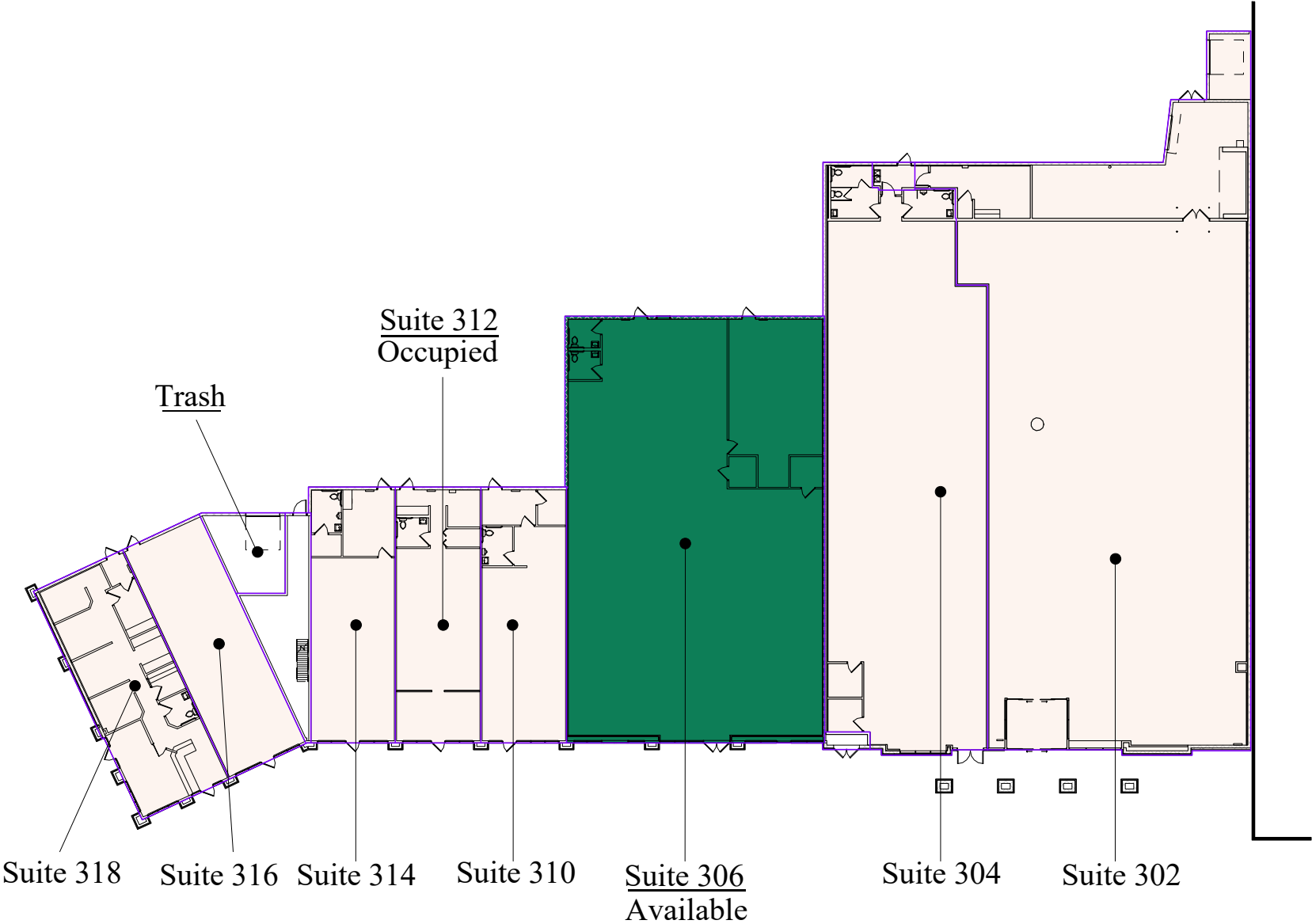
Available Suites



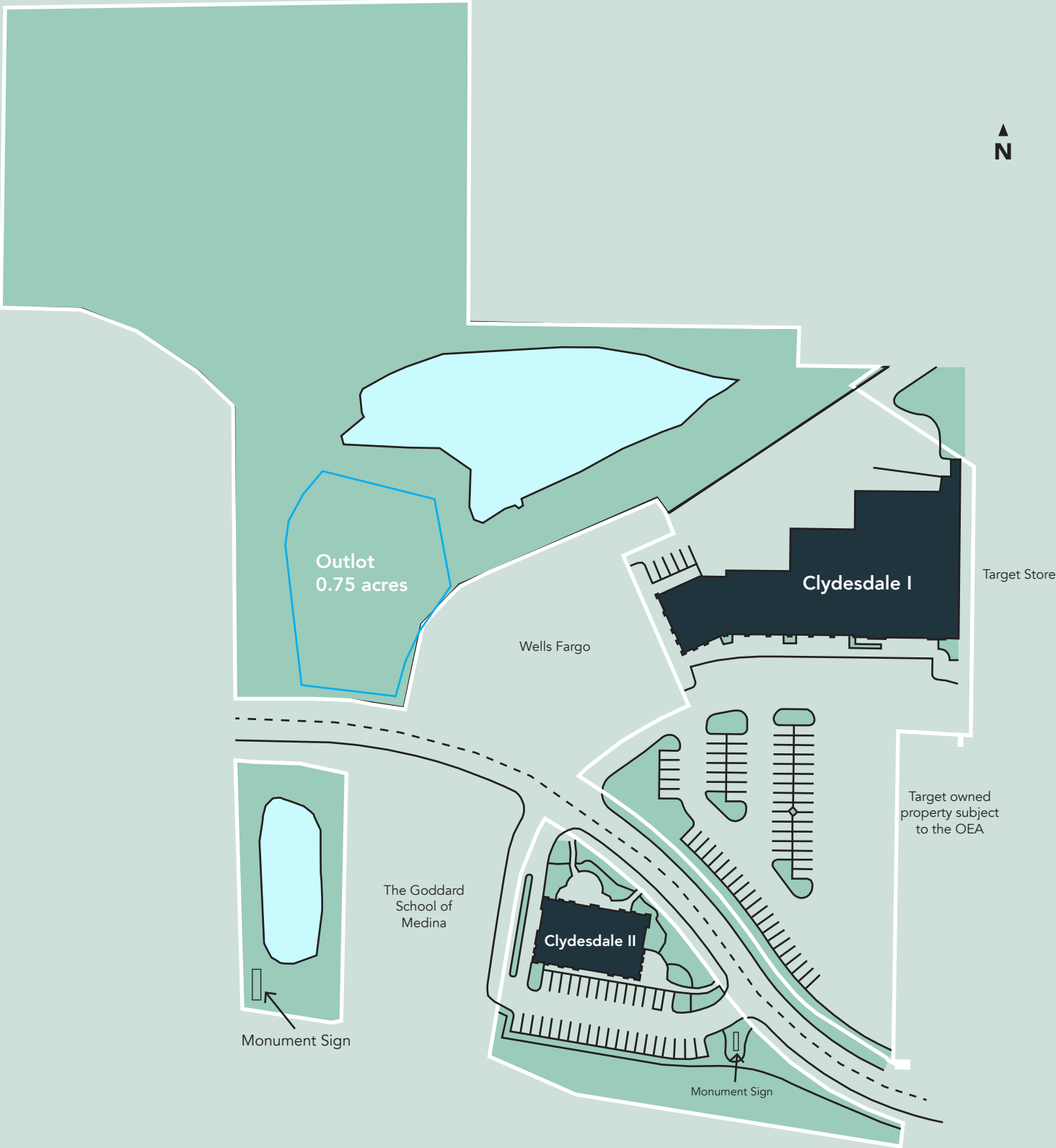
Suite 306 - 6,221 SF

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

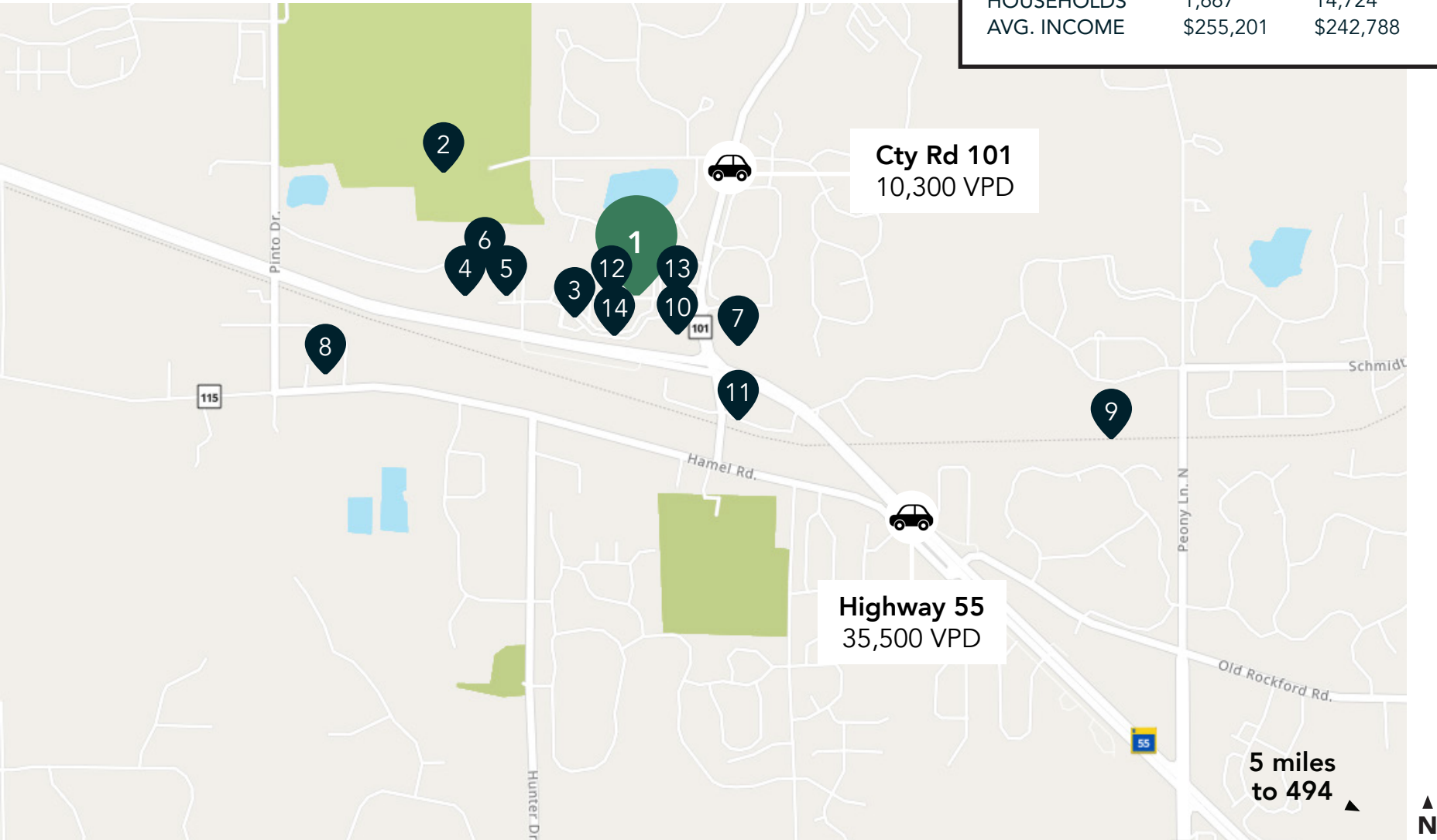


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	5,104	44,612	103,350
HOUSEHOLDS	1,667	14,724	37,894
AVG. INCOME	\$255,201	\$242,788	\$213,724



Hot Spots

- | | | | |
|--------------------------------|------------------------|---------------------------|--------------------|
| 1. Clydesdale Marketplace | 5. Medina Inn | 9. Wayzata High School | 13. Target |
| 2. Medina Golf & Country Club | 6. Medina Townhomes | 10. Holiday Stationstores | 14. Caribou Coffee |
| 3. The Goddard School | 7. Medina Ridge Condos | 11. Aldi | |
| 4. Medina Entertainment Center | 8. CrossFit Medina | 12. Starbucks | |

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PROPERTY MANAGER
LEASING AGENT

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WELLINGTON
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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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