



WELLINGTON
MANAGEMENT

Clydesdale Marketplace Outlot

0.75 ACRES FOR SALE OR LEASE

340 Clydesdale Trail
Medina, MN 55340

Ashley Burdine
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Land Available

Owner, Manager, Leasing

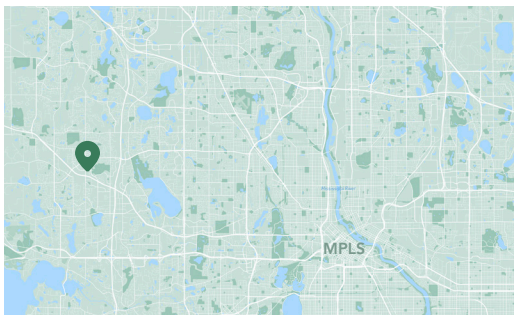
33,000 SF retail space, fully occupied

0.75 acres available

200 surface stalls, 6.1 : 1,000 SF

Built in 2006

Northwest Metro



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.

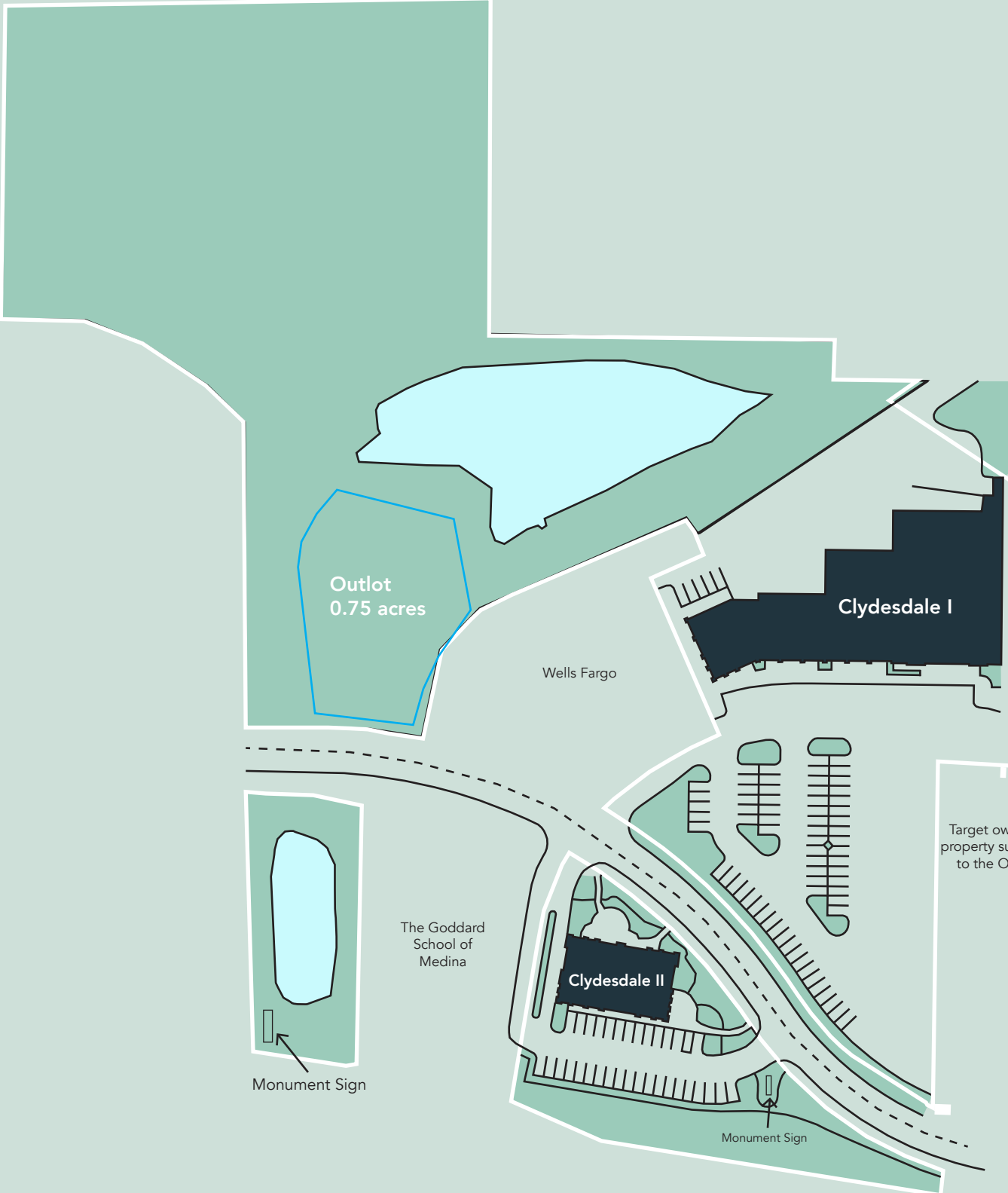
HIGHLIGHTS

- Home to Caribou Coffee, Dollar Tree, Kalla Lilly Spa/Salon, Verizon Wireless, among others
- Shadow anchored by Target and Wells Fargo
- Surrounded by rapid residential development growth, second fastest-growing city in Minnesota (2021)
- Adjacent to the Highway 55 and County Road 101 intersection (25,000 VPD)
- Excellent visibility from Highway 55

Available Land



Site Plan



Outlot
0.75 acres

Wells Fargo

Clydesdale I

Target Store

Target owned
property subject
to the OEA

The Goddard
School of
Medina

Clydesdale II

Monument Sign

Monument Sign

The Neighborhood



Hot Spots

- | | |
|--|------------------------|
| 1. Clydesdale Marketplace | 5. Medina Inn |
| 2. Medina Township Golf & Country Club | 6. Medina Townhomes |
| 3. The Goddard School | 7. Medina Ridge Condos |
| 4. Medina Entertainment Center | 8. CrossFit Medina |

Demographics

1 MILE AWAY	3 MILES AWAY	5 MILES AWAY
3,379 Population	37,698 Population	98,722 Population
1,197 Households	13,267 Households	36,396 Households
\$200,879 Avg. Income	\$175,097 Avg. Income	\$160,536 Avg. Income

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PROPERTY MANAGER
LEASING AGENT

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WELLINGTON
MANAGEMENT

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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