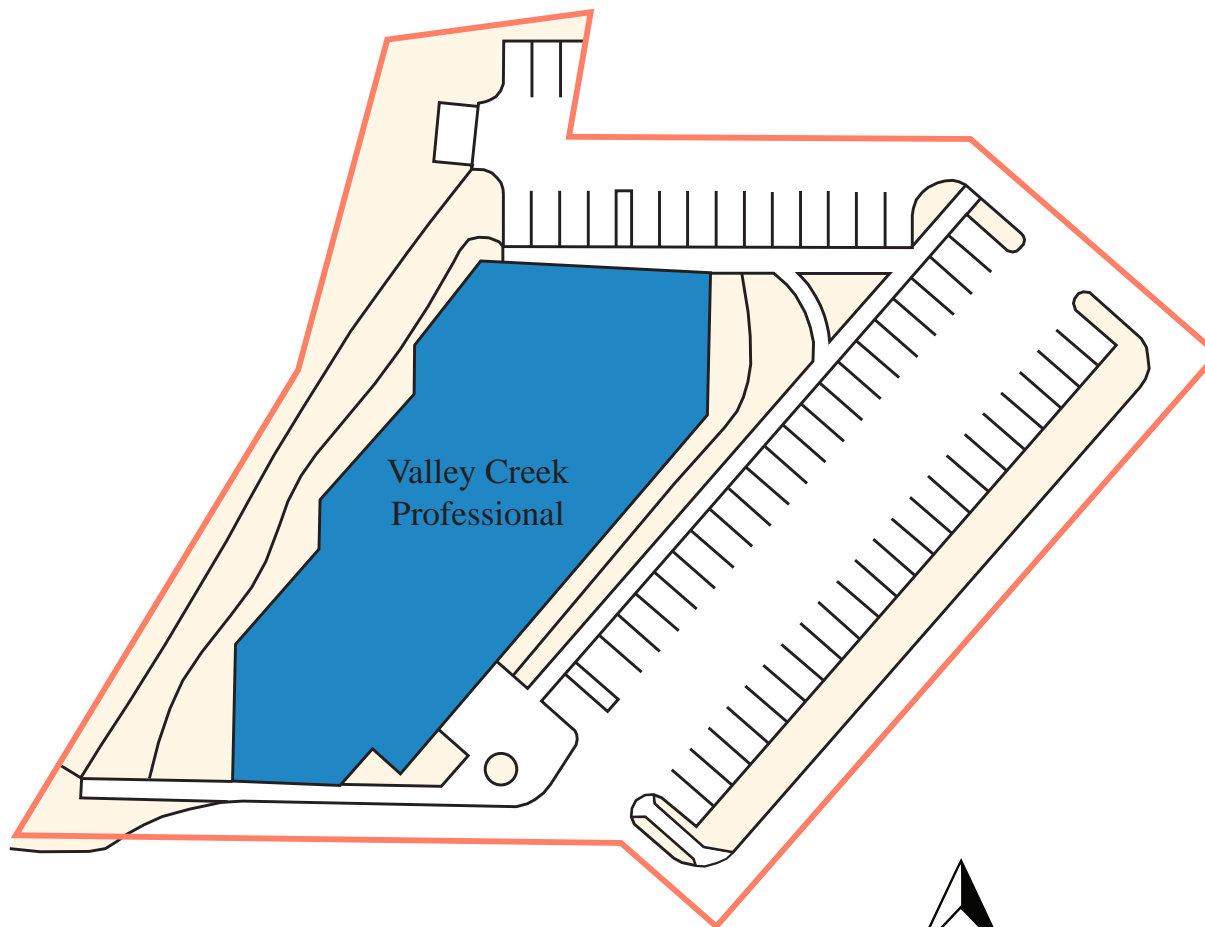


# VALLEY CREEK PROFESSIONAL







8360 CITY CENTRE DRIVE, WOODBURY, MN 55125

# SITE PLAN



## PROPERTY HIGHLIGHTS

- Newly remodeled common areas
- ADA compliant
- Conveniently located near banks, shopping and restaurants
- Located immediately north of the Valley Creek Road and Radio Drive intersection
- Updated exterior facade with building signage

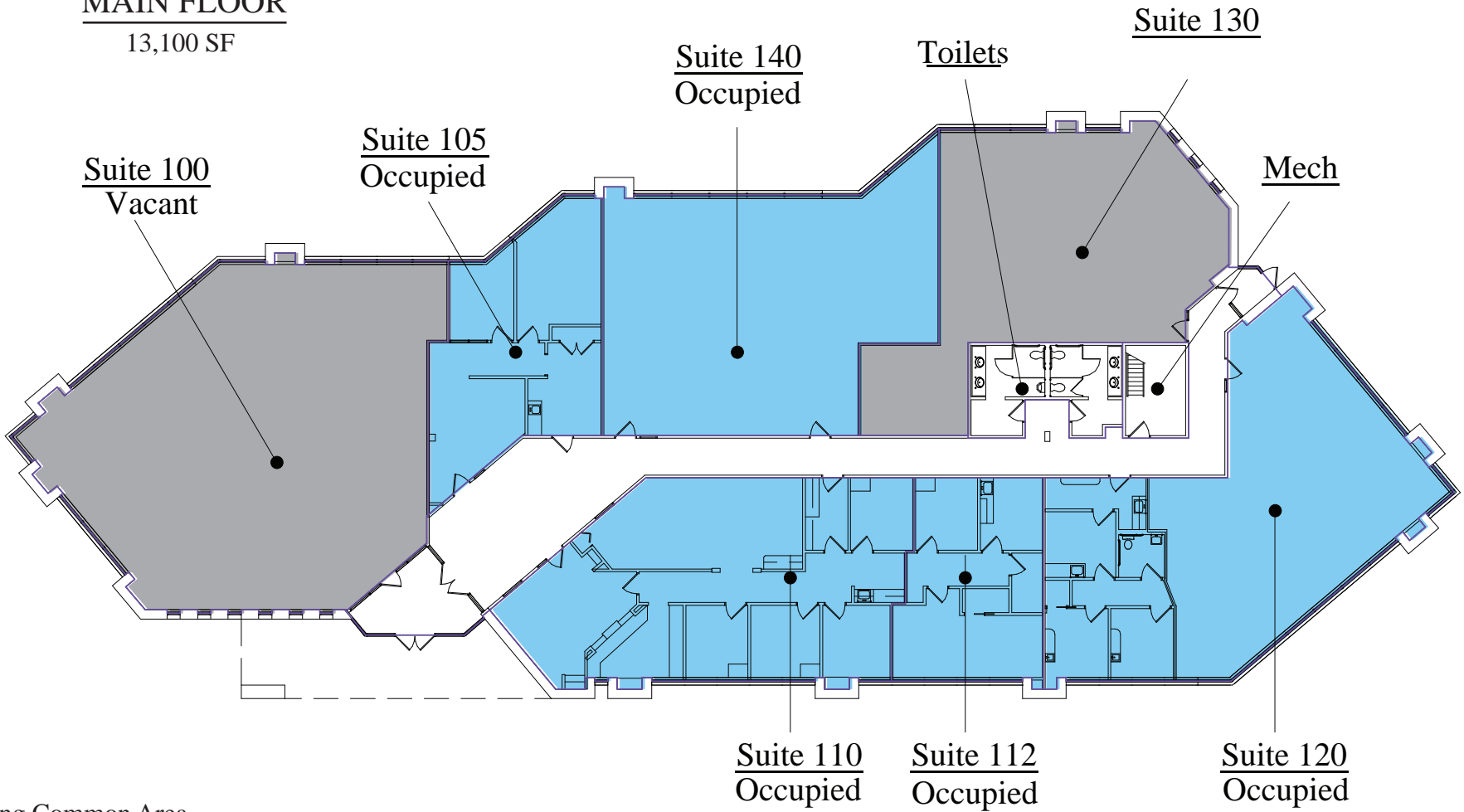
-  Parking Lot/Sidewalk
-  Building
-  Landscape
-  Property Line

ADDRESS	8360 City Centre Drive, Woodbury, MN 55125
BUILDING AREA	13,100 SF
NUMBER OF STORIES	1
PARKING STALLS	59 Stalls
YEAR BUILT	1996



# FLOOR PLANS

MAIN FLOOR  
13,100 SF



- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration





VALLEY CREEK ROAD 23,300 VPD

CITY CENTRE DRIVE 4,350 VPD

RADIO DRIVE 26,200 VPD



## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,497	68,332	129,734
HOUSEHOLDS	3,891	24,954	48,059
HOUSEHOLD INCOME	\$125,200	\$126,070	\$110,367



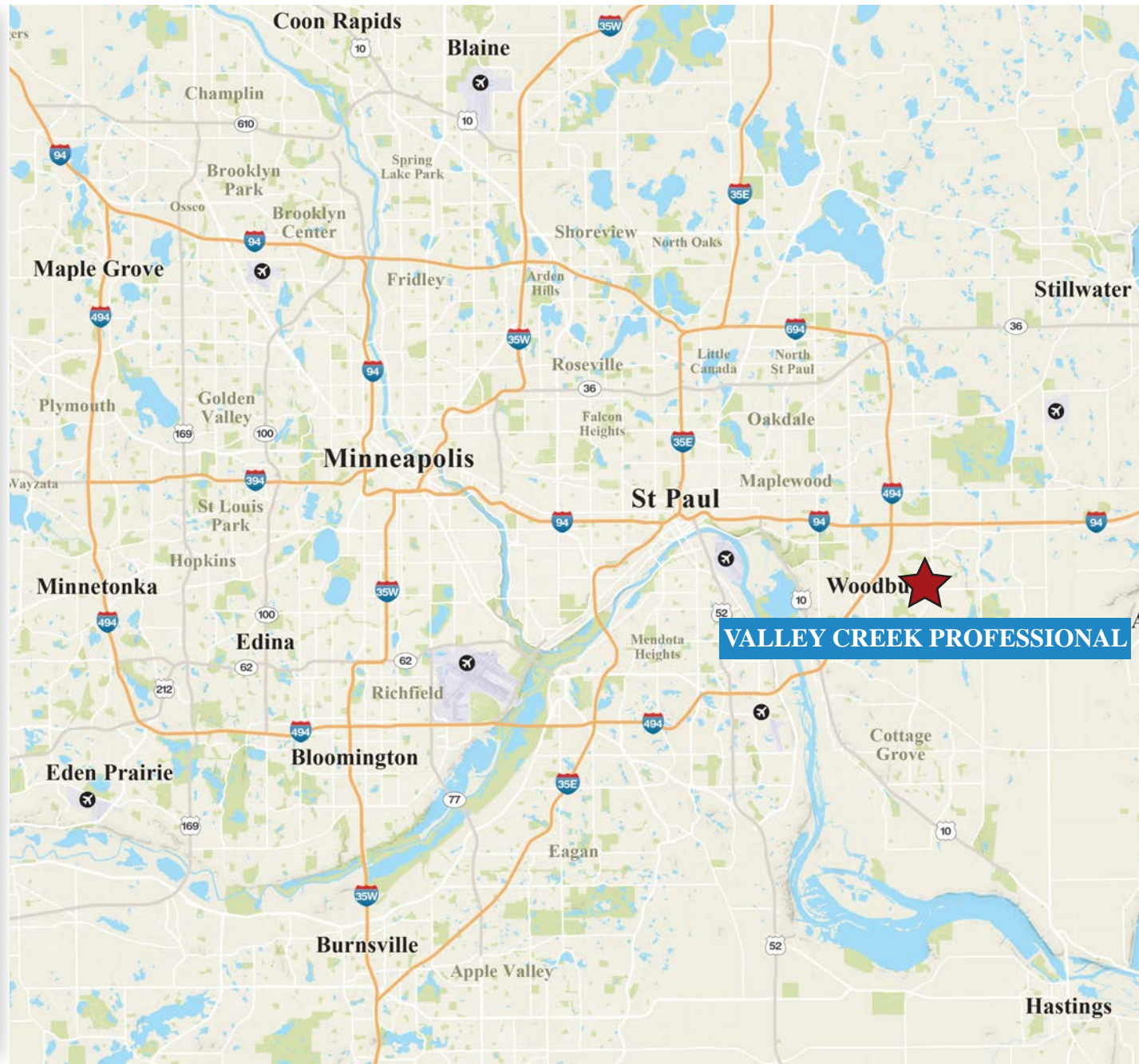
# CONTACTS

## **Kathy Bayliss, CPM, CCIM**

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