

The Boulevard - Retail Development

75 Acres of Mixed-Use Development



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Retail Opportunities

- Largest mixed-use development in the west metro.
- Excellent visibility from 494, Bass Lake Rd and Northwest Blvd.
- Grocery anchored mixed use development including retail, office, medical, and multi-family.
- Great signalized access.
- Summit Orthopedics, Coborns, and Chase Bank (now open).
- 7Brew, Jersey Mike's, and Heartland Dental (now under construction)
- 13 acre lakefront public space.

Site information

Location: 13001 County Road 10, Plymouth, MN 55442

Description: The Boulevard - 75 acres of mixed-use development

- Bldg 1: Coborns
- Bldg 2: Chase
- Bldg 3: 7Brew
- Bldg 4: Jersey Mike's/ Heartland Dental
- Bldg 5: Up to 7,200 SF
- Bldg 6: Mexican QSR (at lease)
- Bldg 7: Medical (under construction)
- Outlot 1: +/- 1.5 Acres
- Outlot 2: +/- 1.39 Acres
- Outlot 3: +/- 1.48 Acres



Traffic counts

494:	94,000 vpd
Northwest Blvd:	22,200 vpd
Bass Lake Rd:	20,600 vpd



Rent/ Expenses

Estimated Taxes:	\$10.00 psf
Estimated CAM/RE taxes:	\$6.50 psf
Estimated Insurance:	\$0.50 psf



Demographics

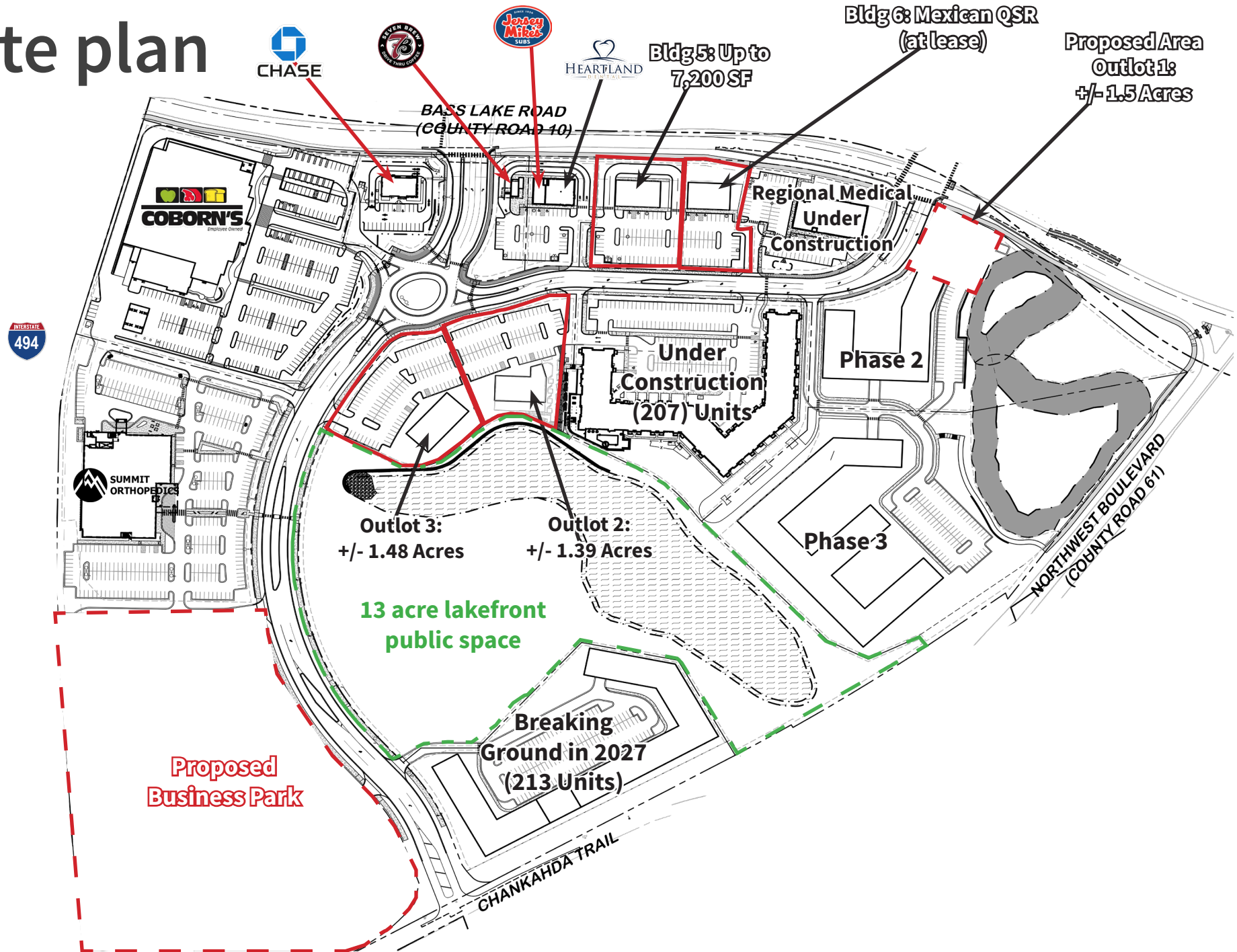
Radius	1 Mile	3 Miles	5 Miles
Population	8,167	69,412	211,599
Median HH Income	\$118,413	\$116,311	\$101,289
Average HH Income	\$158,531	\$157,682	\$137,547



Demographics

Radius	1 Mile	3 Miles	5 Miles
Total Households	3,502	27,161	81,060
Median Age	39.7	40.2	39.2
Daytime Population	595	8,267	124,935

Site plan



The Vision



Thank you

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