

# NEW RETAIL DEVELOPMENT OPPORTUNITY

BAILEY ROAD, WOODBURY, MN

MAPLEWOOD

**SITE**

WOODBURY

Windwood Passage Park

New Life Church & Academy

Bailey Rd 12,000 vpd



Sterling Ave

67,000 vpd

510 vpd

Woodlane Dr 9,300 vpd

5,700 vpd



Potential Access Points





# PROPERTY HIGHLIGHTS

Lot #	Lot SqFt.	Acres	Potential Use Based on Plan
1	86,333	1.98	Child Care (11,300sf)
2	108,656	2.49	Grocery (20,000sf)
3	76,083	1.75	Car Wash (6,500sf)
4	87,826	2.02	Medical (20,000sf)
5	108,397	2.49	Coffee/Multi-Tenant (11,200sf)
6	50,903	1.17	Restaurant (4,000sf)
7	63,221	1.45	Restaurant (7,100sf)
8	49,439	1.13	Tire Center (9,500sf)

- Total retail site: **15 acres**
- This site is one of the **last retail guided areas** in Woodbury, MN
- **2nd fastest growing** city in MN
- Adjacent school, New Life Academy (+/- 750 students) will have direct access
- Likely uses include: grocery, child care, car wash, restaurant, medical, auto, etc.

*Woodbury is known for its high-end shopping, scenic views of the St. Croix River, and proximity to Minneapolis and St. Paul. The city is the second fastest-growing city in Minnesota. Woodbury saw an **11% increase in population** to its current population of nearly 77,000 in 2023.*



GROCERY ANCHORED



NEW RESIDENTIAL AND INDUSTRIAL DEVELOPMENT COMING NEARBY

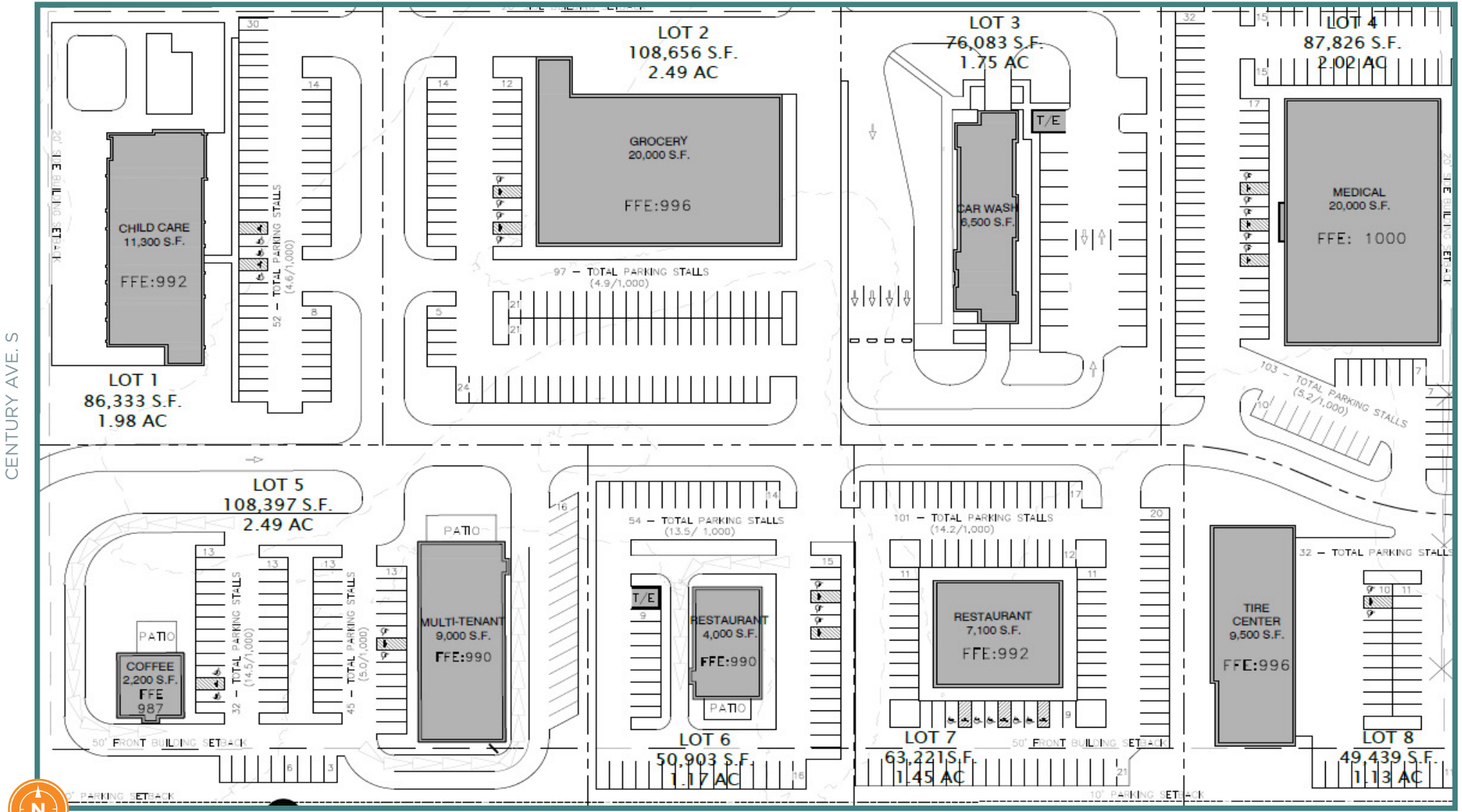


AMPLE PARKING



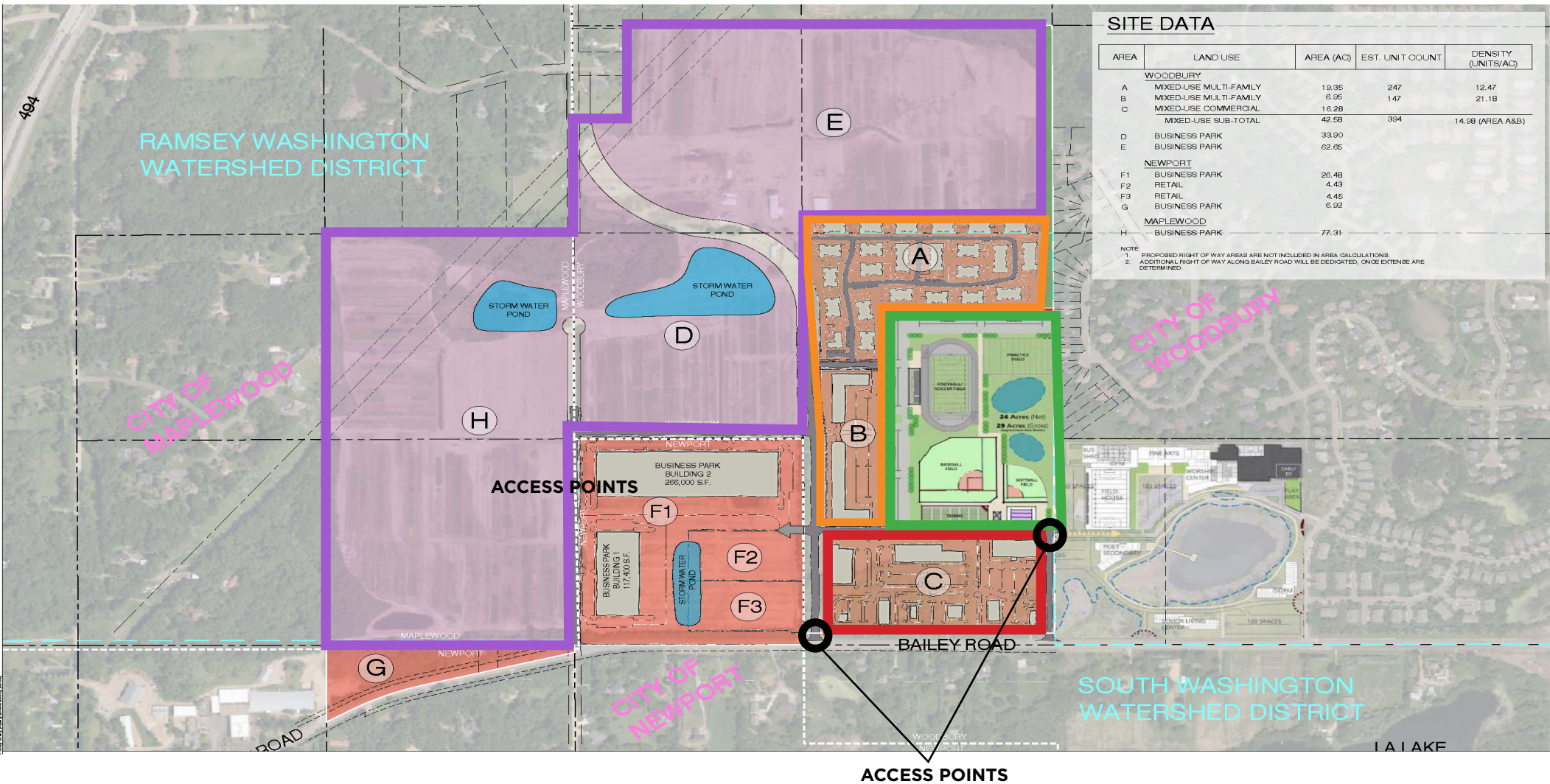
ENDCAP AND DRIVE-THRU SPACE AVAILABLE

# PROPOSED RETAIL SITE PLAN



BAILEY ROAD

# OVERALL DEVELOPMENT SITE PLAN



## SITE DATA

AREA	LAND USE	AREA (AC)	EST. UNIT COUNT	DENSITY (UNITS/AC)
WOODBURY				
A	MIXED-USE MULTI-FAMILY	19.95	247	12.47
B	MIXED-USE MULTI-FAMILY	6.95	147	21.18
C	MIXED-USE COMMERCIAL	16.28		
MIXED-USE SUB-TOTAL		42.58	394	14.98 (AREA A&B)
NEWPORT				
D	BUSINESS PARK	33.90		
E	BUSINESS PARK	62.65		
MAPLEWOOD				
F1	BUSINESS PARK	26.48		
F2	RETAIL	4.43		
F3	RETAIL	4.45		
G	BUSINESS PARK	6.92		
TOTAL				
H	BUSINESS PARK	77.31		

NOTE:  
 1. PROPOSED RIGHT OF WAY AREAS ARE NOT INCLUDED IN AREA CALCULATIONS.  
 2. ADDITIONAL RIGHT OF WAY ALONG BAILEY ROAD WILL BE DEDICATED, ONCE EXTENSE ARE DETERMINED.

- SUBJECT SITE (RETAIL)
- BUSINESS PARK
- MULTI FAMILY
- NEW LIFE ACADEMY EXPANSION



# AREA AMENITIES

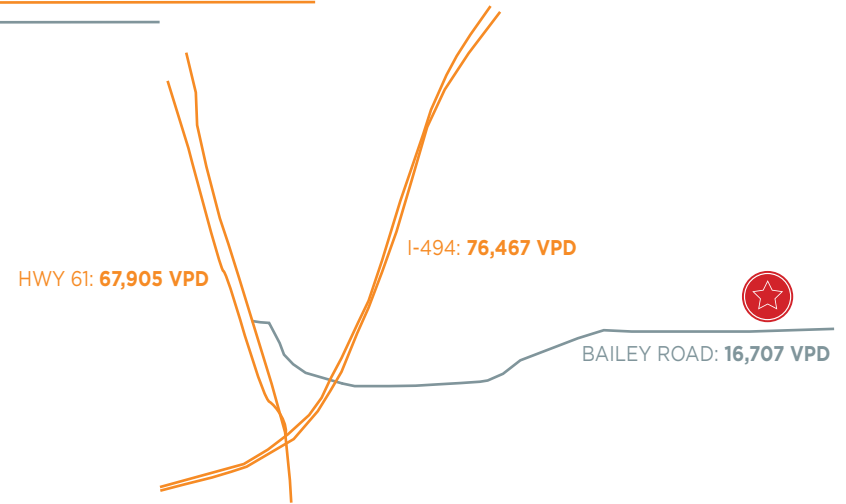




# AREA DEMOGRAPHICS



WOODBURY IS THE  
**8TH LARGEST CITY**  
 IN MINNESOTA AND ONE OF THE  
 STATES FASTEST GROWING CITIES



## POPULATION GROWTH

	2020	2024	2029
5 MILES	176,725	184,881	192,269
3 MILES	49,249	53,229	56,160
1 MILE	4,127	4,565	4,877

## HOUSING STARTS

# 700+

(AVERAGE OVER PAST 3 YEARS)

## MEDIAN HOUSEHOLD INCOME







**INTERESTED? CALL OR EMAIL**

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