

## PROPERTY SUMMARY

## 6445 LAKE ROAD TERRACE, WOODBURY, MN 55125

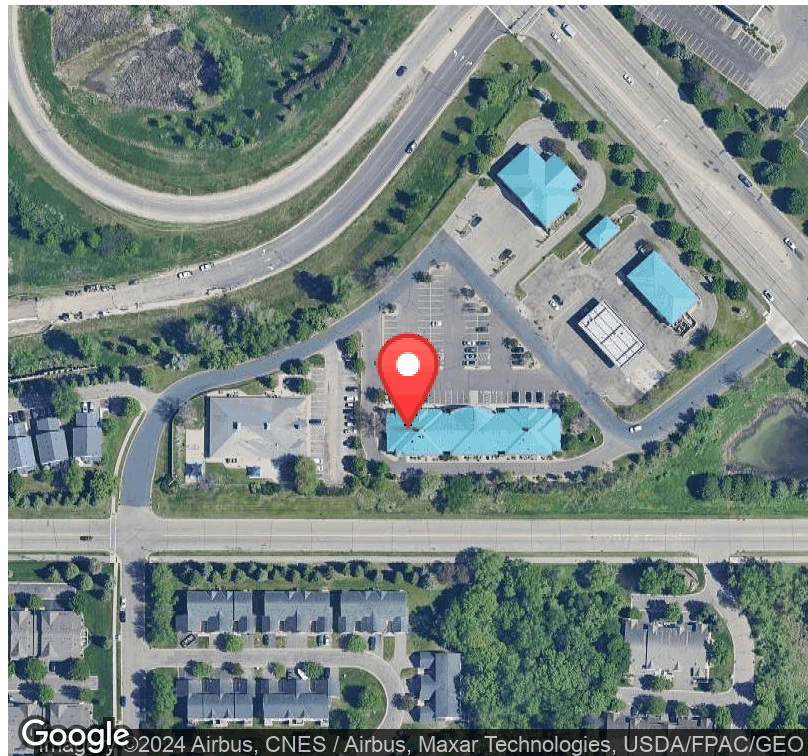


### PROPERTY DESCRIPTION

Existing turnkey restaurant space with walk-in cooler, vent hood, dough sheeter, pizza conveyor oven and a commercial mixer ready for restaurant operator and a second generation liquor store. Surrounding tenants includes Super America, Haskell's Wines, All About Nails, Pipefitters and Aspire Chiropractic.

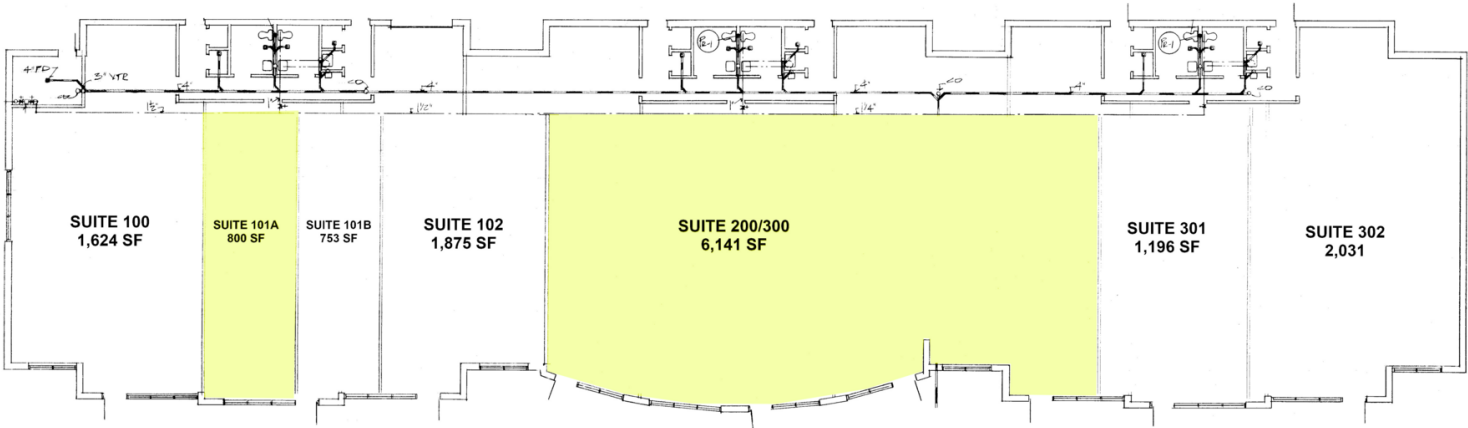
### PROPERTY HIGHLIGHTS

- Freeway Visibility
- Signalized Intersection
- Dedicated Turn-lane
- Separately Metered for Gas & Electric
- Abundant Parking Spaces
- Signage Available
- 2024 CAM/Taxes: \$13.49



LEASE SPACES

6445 LAKE ROAD TERRACE, WOODBURY, MN 55125



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	800 - 6,141 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

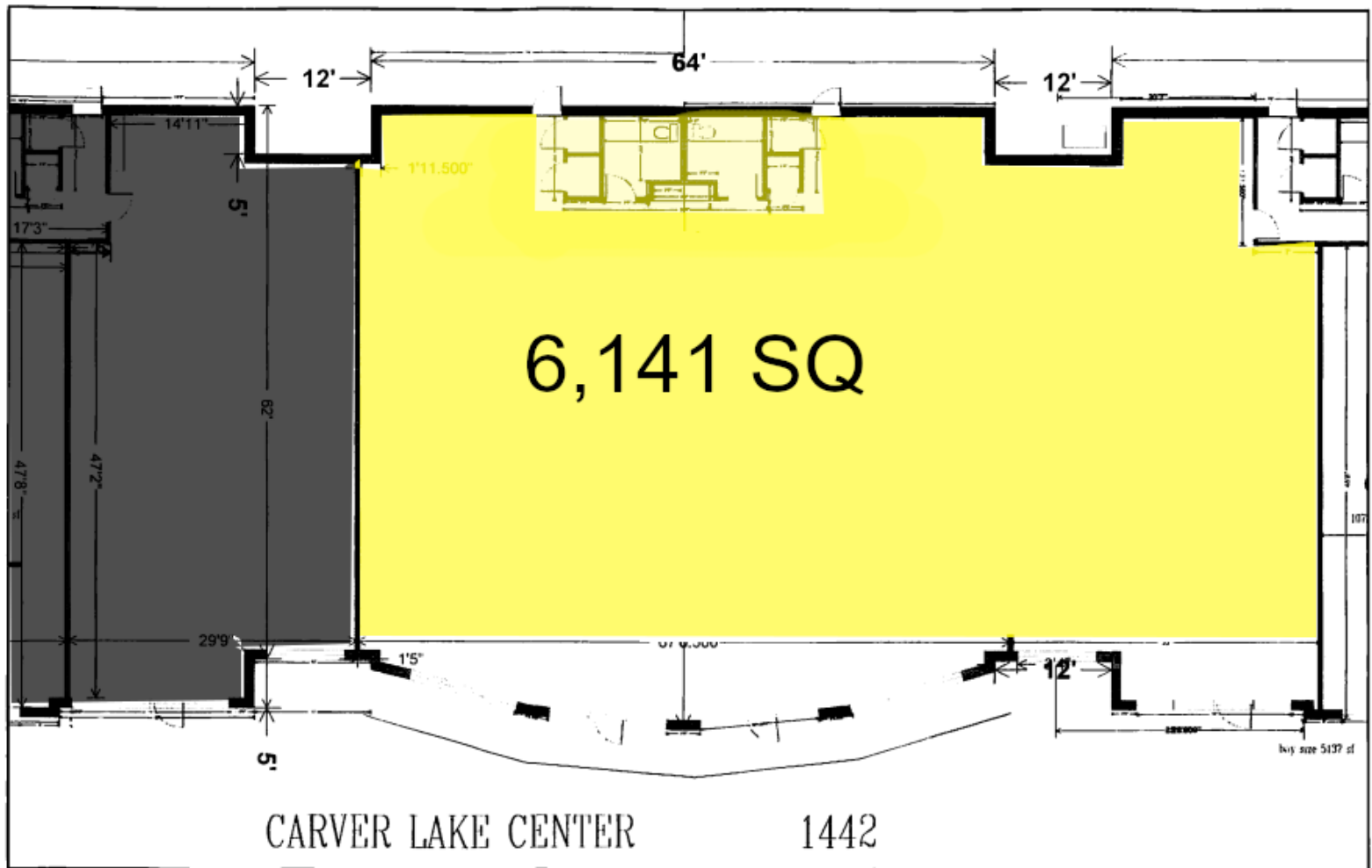
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101A	Available	800 SF	NNN	Negotiable	-
Suite 200	Available	6,141 SF	NNN	Negotiable	-

Retail Property For Lease

Second Generation Liquor Space for Lease

SUITE 200/300 - 6,141 SF

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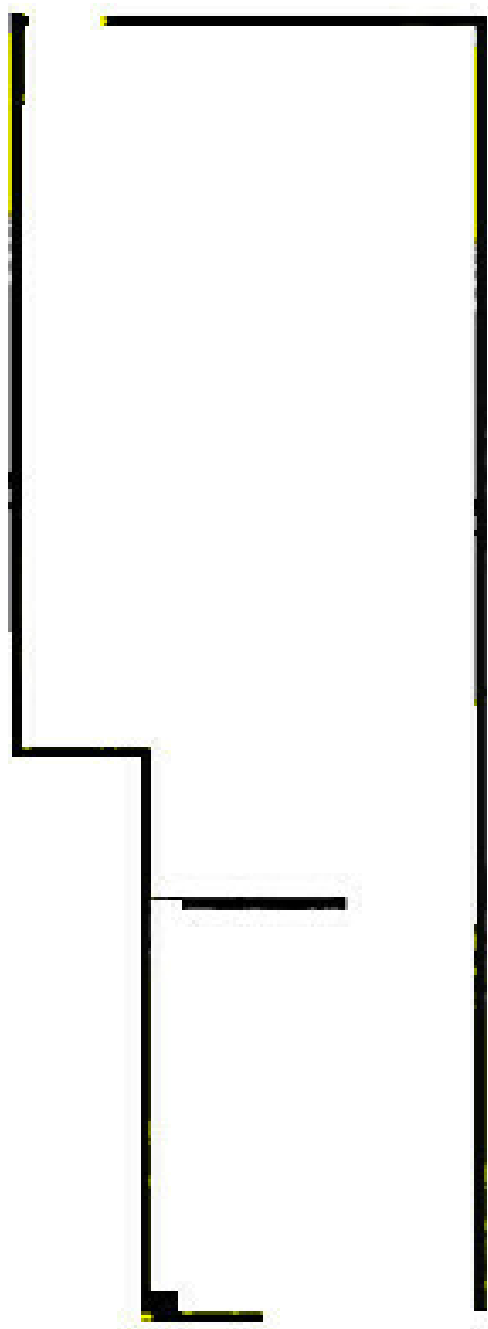


**Retail Property For Lease**

**6,141 SF Liquor Store Available in Woodbury**

**SUITE 101A - 800 SF**

**6445 LAKE ROAD TERRACE, WOODBURY, MN 55125**





Retail Property For Lease

6,141 SF Liquor Store Available in Woodbury

ADDITIONAL PHOTOS

6445 LAKE ROAD TERRACE, WOODBURY, MN 55125



DAN HEBERT

Senior Vice President

651.255.5558

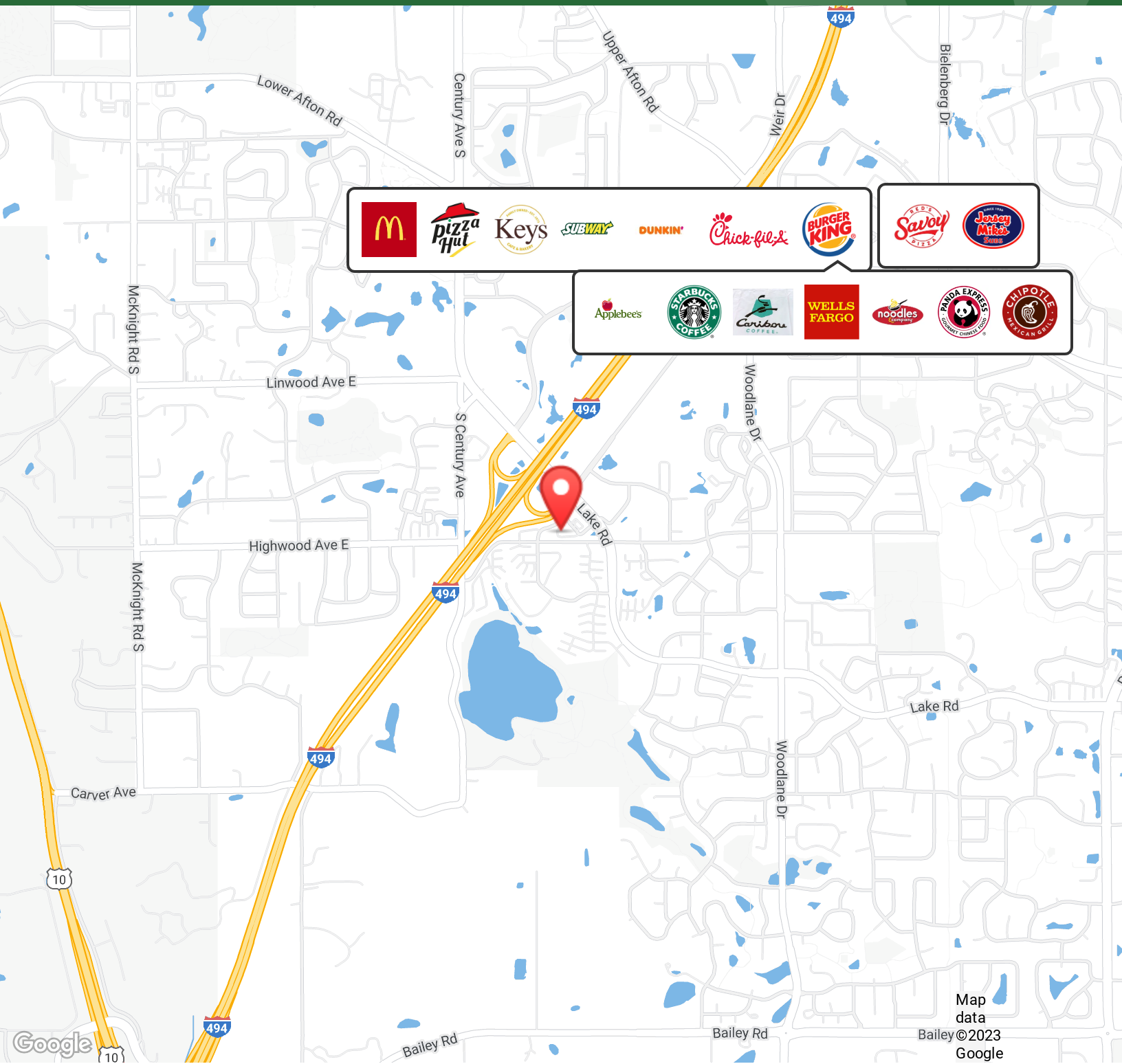
[danhebert@gaughancompanies.com](mailto:danhebert@gaughancompanies.com)

Retail Property For Lease

6,141 SF Liquor Store Available in Woodbury

RETAILER MAP

6445 LAKE ROAD TERRACE, WOODBURY, MN 55125

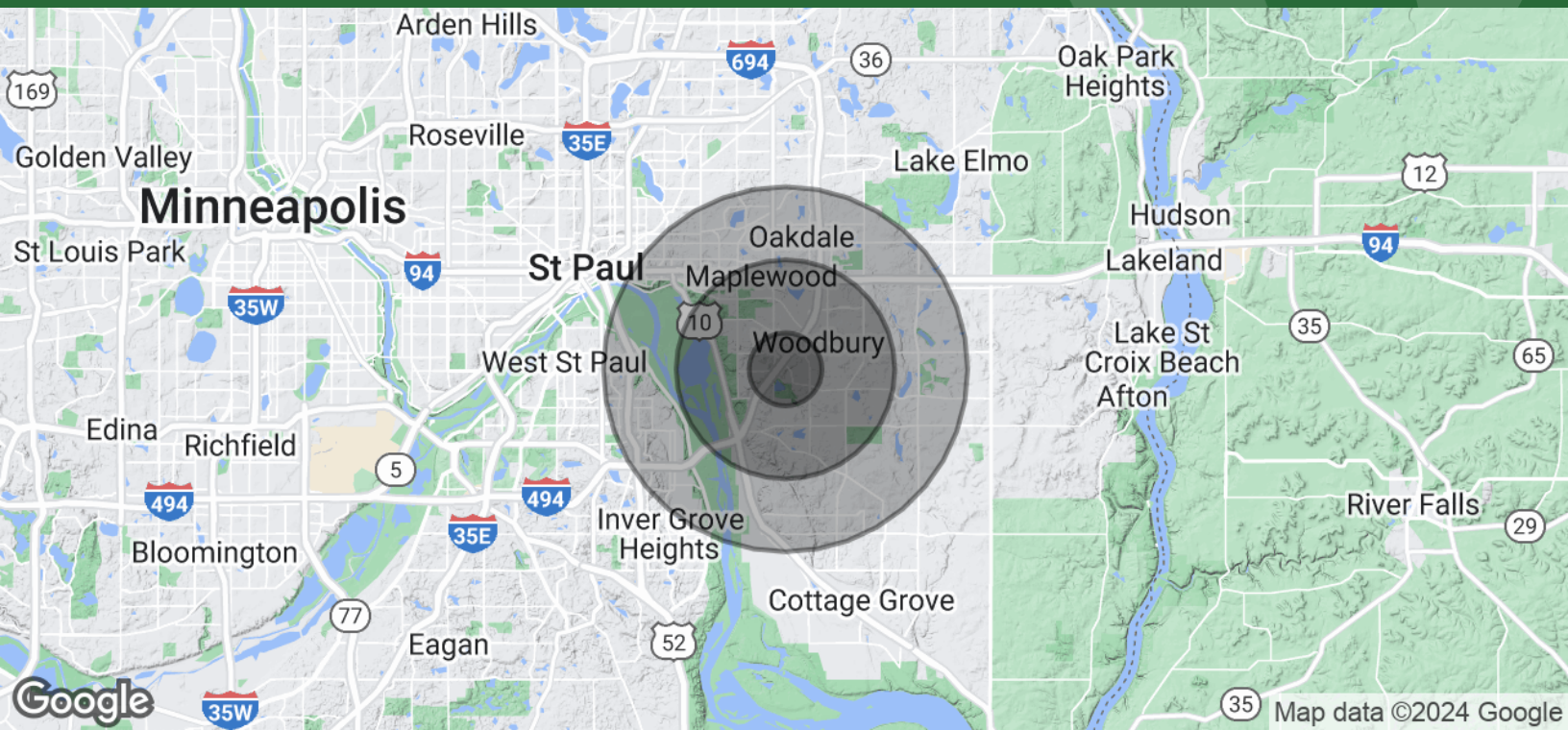


**DAN HEBERT**  
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DEMOGRAPHICS MAP & REPORT

6445 LAKE ROAD TERRACE, WOODBURY, MN 55125



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,236	57,404	167,056
Average Age	32.7	35.4	34.8
Average Age (Male)	30.8	33.8	33.6
Average Age (Female)	34.8	36.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,180	21,546	63,819
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$71,862	\$89,335	\$83,199
Average House Value	\$277,839	\$274,757	\$238,540

2020 American Community Survey (ACS)