

# Plymouth Marketplace

Plymouth | MN

For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

Chad Sturm  
612.436.1122  
chad@upland.com





## THE OPPORTUNITY

Address	3525 - 3505 Vicksburg Ln N
City, State	Plymouth, MN
Building Size	85,541 SF
Year Built	2000
Space 1	1,440 SF (In Line)
Space 3	6,601 SF (End Cap)
Asking Rent	\$30.00 PSF Net
3505 Building CAM & Tax Total 2026 Est.	\$17.45 PSF
3525 Building CAM & Tax Total 2026 Est.	\$16.99 PSF
Parking	374 Stalls





Location Highlights:

- Visible from Hwy 55 with 36,000 VPD
- Well maintained shopping center in active trade area
- Established center that has by serving the Plymouth community for over 20 years

Rockford Rd

Plymouth  
Creek Park

MINNESOTA  
494

11,000 VPD

36,000 VPD

Vicksburg Ln N

20,500 VPD

MINNESOTA  
55

71,000 VPD

Population

1 Mile	9,551
3 Miles	56,213
5 Miles	135,463

Median HH Income

1 Mile	\$83,682
3 Miles	\$112,700
5 Miles	\$104,814

Average HH Income

1 Mile	\$129,013
3 Miles	\$149,504
5 Miles	\$143,100

Median Age

1 Mile	41.1
3 Miles	42.3
5 Miles	41.8

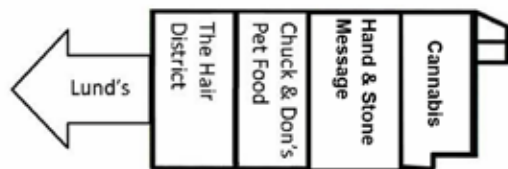




3525 Building - Fully Leased

Building Highlights:

- Well located along Hwy 55 and Vicksburg at a controlled intersection
- Home to numerous national retail chains like Buffalo Wild Wings, GNC, and Jersey Mike's
- Former dry cleaner open and in shell condition ready for build-out



(Parking)

Buffalo Wild Wings
Cities Dental
GNC
H&R Block
Mathnasium
1,440 SF
Poke Bowl
Fantastic Sams
Jersey Mike's
Plym. Garden
Tobacco
Glamour Nails

6,601 SF

Building Site Plan



3505 Building Availabilities

1,440 SF

6,601 SF





- Nearby Tenants:
- » Lowe's
  - » Walgreens
  - » Leeann Chin
  - » Potbelly
  - » Hyvee
  - » Taco Bell
  - » Panera Bread
  - » Lunds & Byerlys
  - » Fresh Thyme
  - » Goodwill
  - » Cub Foods
  - » Lifetime Fitness
  - » Michaels

Traffic Counts	
Hwy 55	36,000 VPD
Vicksburg Ln	20,500 VPD
I-494	71,000 VPD





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