

FORMER HOM FURNITURE

WOODBURY, MN



PROPERTY SUMMARY

Address	7600 Hudson Road Woodbury, Minnesota
Year Built	1986
Land Area	Approx. 226,260 SF
Gross Leasable Area (GLA)	Approx. 86,350 SF

FINANCIAL OVERVIEW

Sale Price	Negotiable
Lease Rate	\$10.00 - \$12.00 PSF Net

Former HOM Furniture building served as the location for HOM Furniture, one of the nation's largest furniture retailers serving customers in the upper Midwestern states of Minnesota, South Dakota, North Dakota, Iowa and Wisconsin. HOM Furniture has done especially well in the Woodbury market, but has outgrown the property, as evidenced by their move less than half a mile away into a facility twice as large.

This Woodbury location boasts some of the greatest visibility to the 3 major highway systems in Minnesota, 494, 694 and 94. This is truly a billboard location. It is also on the Radio Drive corridor in Woodbury which is home to such retailers as Target, Best Buy, Home Depot and Walmart. There can't be enough said for this location as it is at the heart of the 3 major highways, plus a new BRT (Bus Rapid Transit) is being built adjacent to the property, bringing more pedestrians and traffic to the property. This new Gold Line and the new corresponding bridge will serve to connect all the communities from St. Paul to Woodbury. This will make it easier to get people across the highway and to the property with a stop very near the property.

Woodbury, Minnesota's 8th largest city, is home to more than 73,000 people making this location ideal for employers to find employees, with 28.7% of all jobs in Washington County being in Woodbury, and businesses to find customers.

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