

RETAIL FOR SALE

LAKES TAVERN AND GRILL

9240 Hudson Road, Woodbury, MN 55125



OFFERING SUMMARY

SALE PRICE:	Price: Subject To Offer
LOT SIZE:	1.72 Acres
YEAR BUILT:	2006
BUILDING SIZE:	6,298 SF
RENOVATED:	2010
MARKET:	Minneapolis/Saint Paul
SUBMARKET:	Woodbury Retail Submarket
TRAFFIC COUNT:	89,000
PRICE / SF:	-

PROPERTY OVERVIEW

CONFIDENTIAL LISTING - Restaurant is in operation. View the property with discretion.

Lakes Tavern is a profitable, operating restaurant. Selling the business and real estate so the owner/operator can retire.

Potential for expanding existing or adding a 2nd building/unit on the site.

PROPERTY HIGHLIGHTS

- Located at Woodbury Lakes Shopping Center
- Other Retailers in the Center include: Trader Joe's, Alamo Drafthouse Cinema, Eddie Bauer, Gap, American Eagle, Jos A. Banks, Victoria's Secret, Loft, Michael's, Sprint plus Target, Walmart, Sam's Club nearby
- Significant Visibility from Interstate 94 - 89,000 VPD and 214 ft of frontage
- High Traffic Woodbury Location
- Fantastic Demographics: Average HH income \$108,000 and over 15,000 households within 3 miles
- Financial Information available with signed CNDA

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

Confidentiality & Disclaimer

WOODBURY, MN

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eagan in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

3464 Washington Drive, #100

Eagan, MN 55122

DAVID FINIGAN

Director

O: 651.262.1008

dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR SALE

LAKES TAVERN AND GRILL

9240 Hudson Road, Woodbury, MN 55125



KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

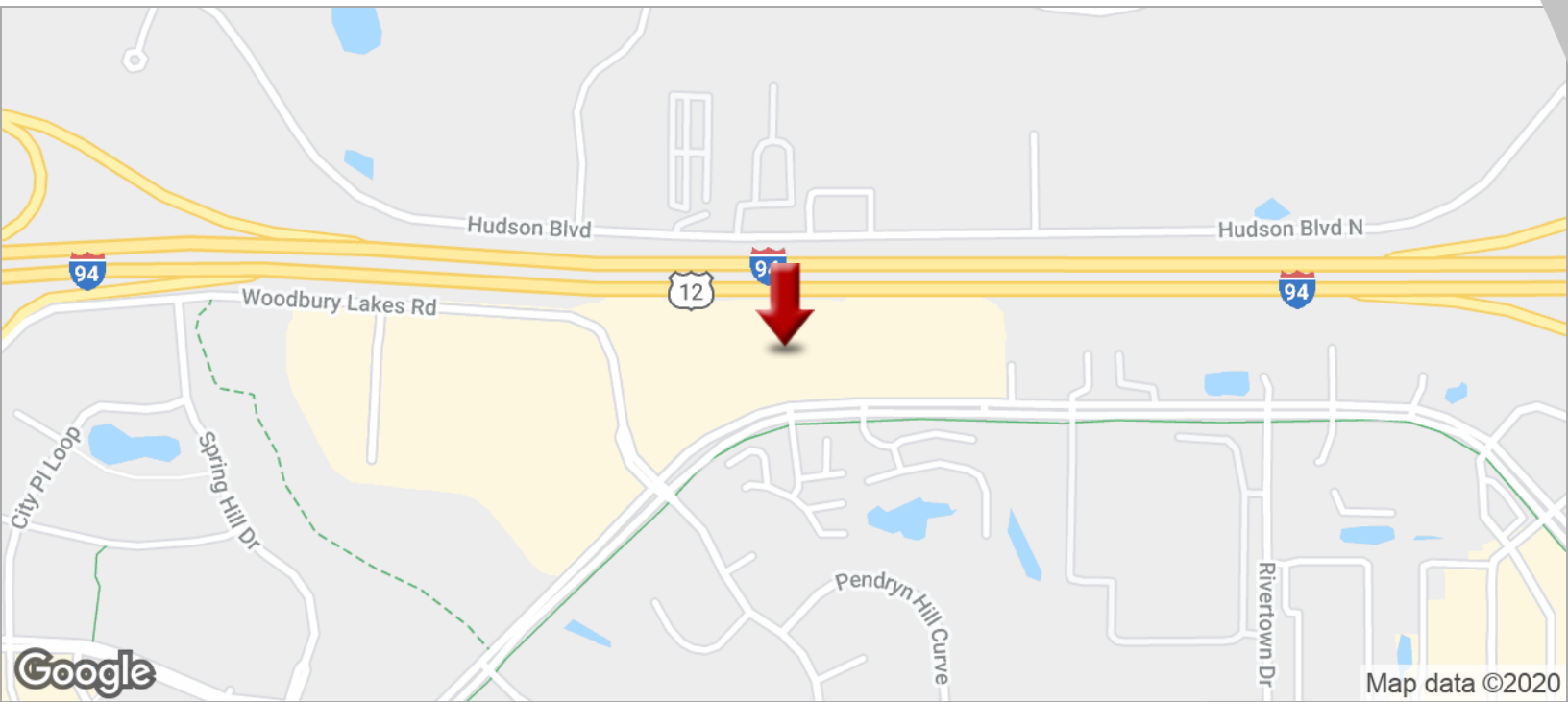
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

RETAIL FOR SALE

LAKES TAVERN AND GRILL

9240 Hudson Road, Woodbury, MN 55125



KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

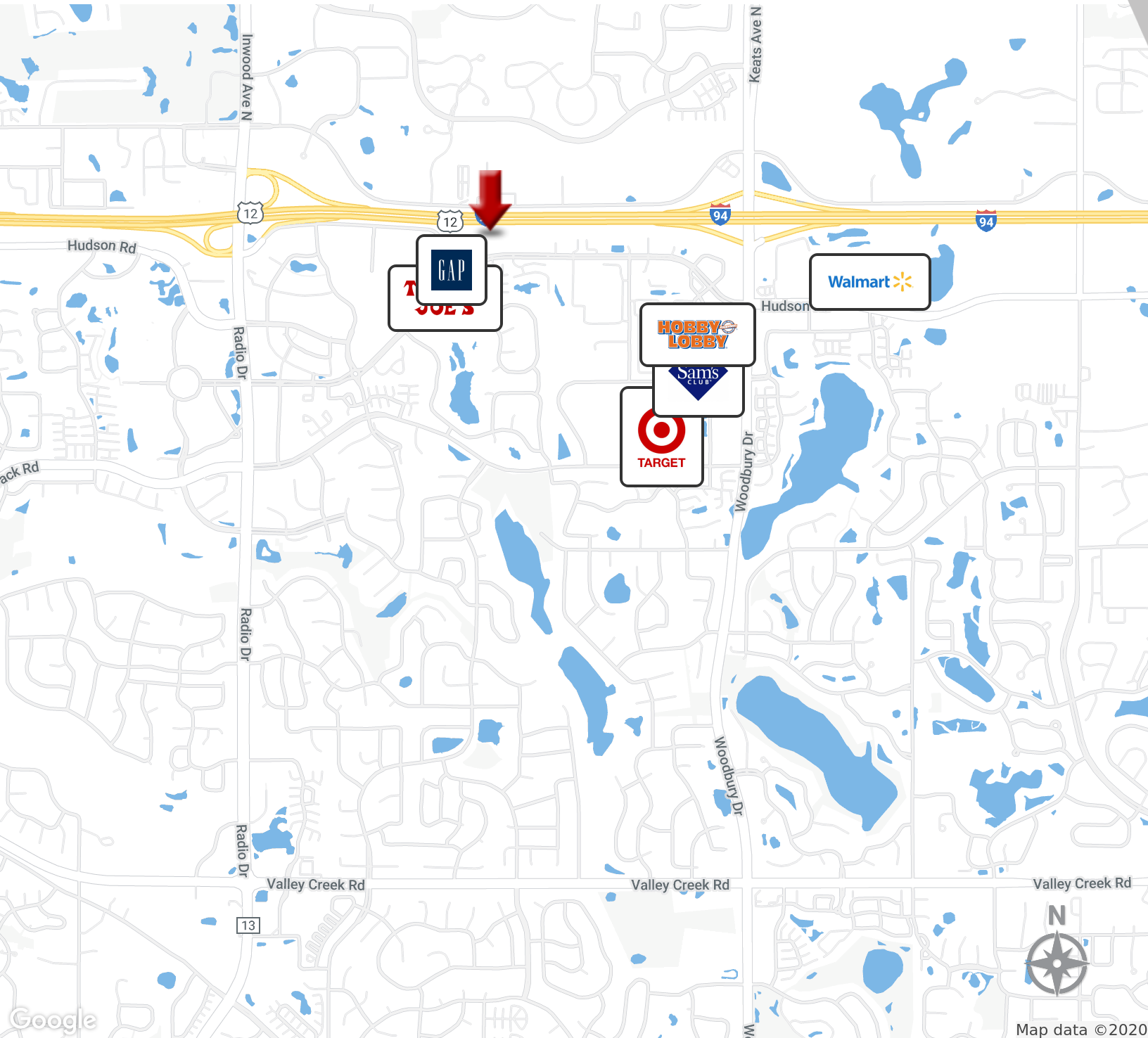
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

RETAIL FOR SALE

LAKES TAVERN AND GRILL

9240 Hudson Road, Woodbury, MN 55125



KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

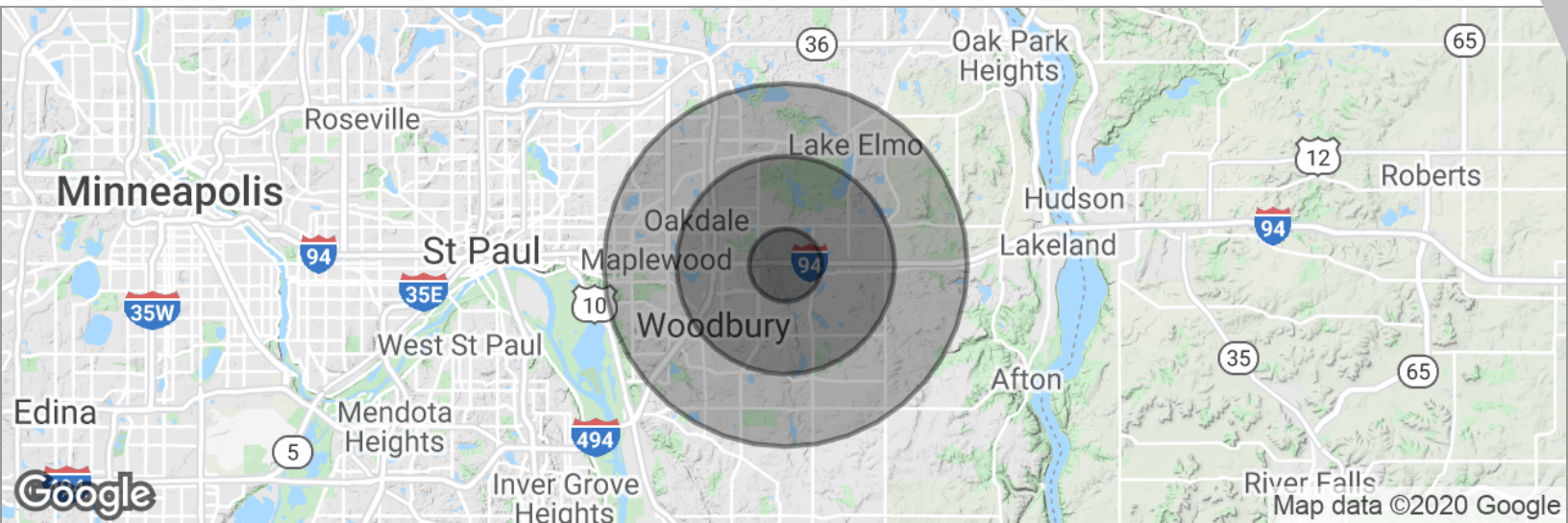
DAVID FINIGAN
Director
O: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcmidwest.com/

LAKES TAVERN AND GRILL

9240 Hudson Road, Woodbury, MN 55125



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,053	42,322	112,082
Median age	36.0	36.8	36.2
Median age (male)	34.9	35.5	35.0
Median age (Female)	36.7	37.5	37.4

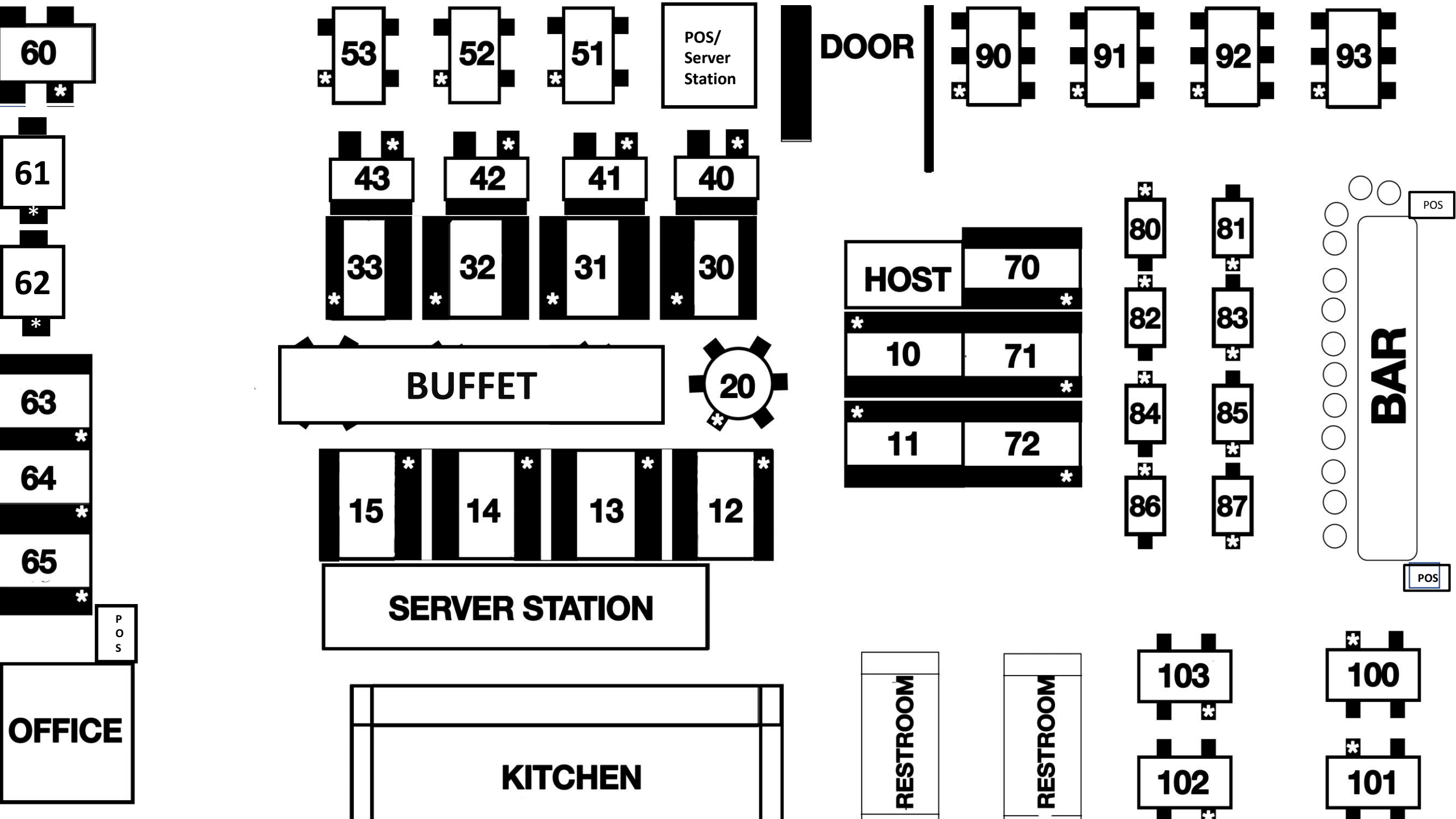
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,821	15,674	41,942
# of persons per HH	2.8	2.7	2.7
Average HH income	\$120,132	\$108,294	\$102,463
Average house value	\$324,141	\$307,276	\$298,352

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

DAVID FINIGAN
Director
0: 651.262.1008
dave.finigan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



60

53

52

51

POS/Server Station

DOOR

90

91

92

93

61

43

42

41

40

62

33

32

31

30

HOST

70

63

BUFFET

20

10

71

64

15

14

13

12

11

72

65

POS

SERVER STATION

80

81

82

83

84

85

86

87

POS

BAR

POS

OFFICE

KITCHEN

RESTROOM

RESTROOM

103

100

102

101