



KinderCare

6435 Lake Road Terrace | Woodbury (Minneapolis-St. Paul), MN



Price:
\$2,908,000



Cap Rate:
7.50%

Property Highlights

- Corporate Lease
- Absolute NNN Lease
- Multi-Billion Dollar Industry | E-Commerce Resistant Tenant
- Core Location in Dense Residential Area with High Count of Two-Parent Working Families
- Affluent Demographic Base | Minneapolis-St. Paul MSA
- High Academic Presence
- Proximity to Primary Hospital
- Ideal Interstate Location
- Established On-Site History

Location Overview

Minneapolis-St. Paul is a major metropolitan area built around the Mississippi, Minnesota and St. Croix rivers in east central Minnesota. The area is commonly referred to as the Twin Cities after its two principal cities – Minneapolis, the state's largest city, and St. Paul, the state capital. 16 counties makeup the Minneapolis-St. Paul-Bloomington MN-WI MSA, the 16th-largest metro region in the United States.

Minneapolis-St. Paul boasts the 13th-largest economy in the country, home to more Fortune 500 companies per capita than anywhere else in the world (18), as well as eight of the nation's largest private companies.

Offered Exclusively by

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