

FOR LEASE

RESTAURANT

5920 NEAL AVENUE

5920 Neal Ave | Oak Park Heights, MN

TOM PALMQUIST | 952 897 7739 | tom.palmquist@colliers.com

MARK KAMPMEYER | 952 897 7811 | mark.kampmeyer@colliers.com





5920 Neal Avenue, Oak Park Heights, MN

FOR LEASE



Property Specifications

- › Building SF: 3,690 SF
- › Year Built: 2004
- › Specific Use: Retail/Restaurant
- › Zoning: Commercial

For Lease

- › 3,690 SF
- › Space available immediately
- › Free-standing building with drive-thru

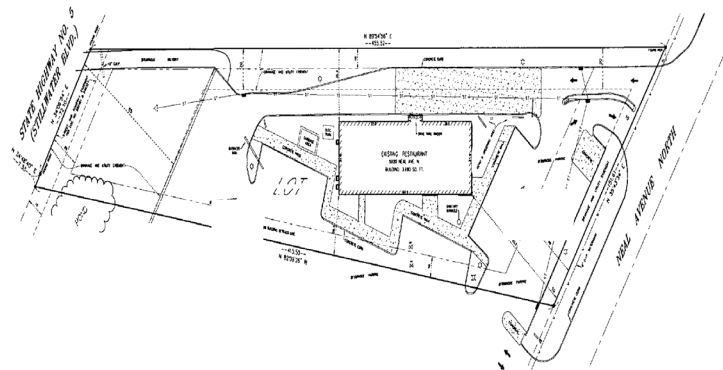
Area Tenants

- › Wal-Mart
- › Target
- › Kohl's
- › Kowalski's
- › Menards

Operating Expenses

- › Tax 2017: \$5.91 PSF
- › CAM/Insurance: Lessee self maintains

Site Plan



Demographics

	1 Mile	3 Miles	5 Miles
Population	4,064	28,556	44,477
Median HH Income	\$84,015	\$76,074	\$84,211
Average HH Income	\$121,528	\$104,510	\$114,433

Contact Us

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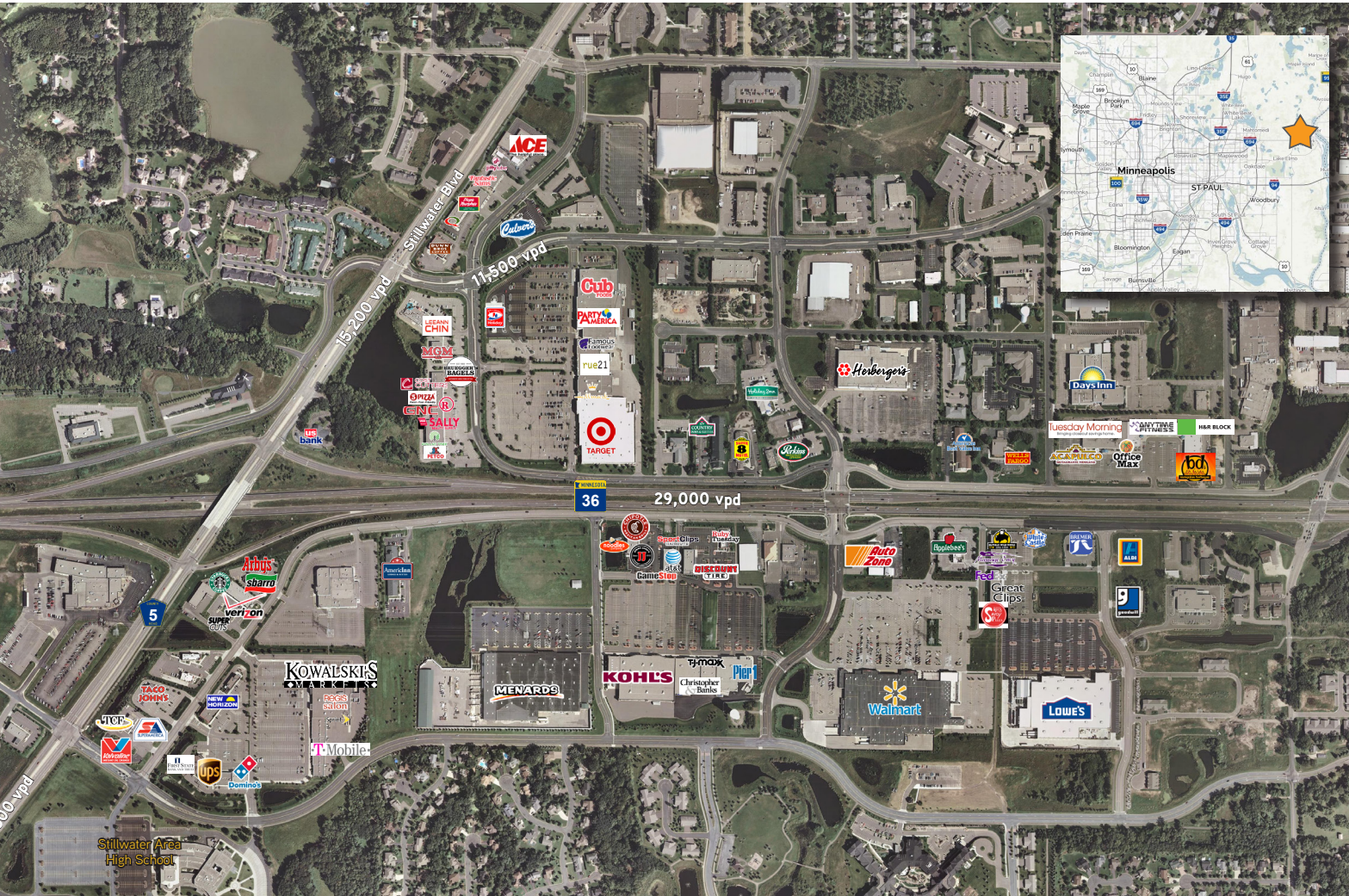
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STILLWATER SUB-MARKET



OVERVIEW

Stillwater, Minnesota has long been known for its vibrant downtown, riverfront commerce. It was one of the first areas of settlement along the St. Croix River Valley, and is nestled along the Minnesota-Wisconsin border. Retail shopping downtown has a rich history of antique and boutique shopping, and more traditional retail development has expanded to the west along Hwy 36. Stillwater's retail competes most directly with Woodbury to its south, and the Maplewood Mall regional trade area to the west.

POPULATION		DAYTIME EMPLOYMENT	
	4,254 ①		5,995 ①
	29,050 ③		17,591 ③
	43,650 ⑤		25,644 ⑤
AVG HH INCOME		MEDIAN HH INCOME	
	\$115,639 ①		\$84,727 ①
	\$103,361 ③		\$77,825 ③
	\$113,400 ⑤		\$82,614 ⑤
HOUSEHOLDS		TRAFFIC COUNTS	
	1,740 ①		Hwy 36: 29,000 vpd
	10,746 ③		Stillwater Blvd: 15,200 vpd
	16,249 ⑤		

Demographics: ESRI 2015 EST | Traffic: MnDOT-2014 Study Averages per day total cars

NOTABLE TENANTS



EMPLOYERS

Anderson | Washington County | 3M Company | Target

Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400
Minnetonka, MN 55343

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