

Oak Park Ponds Shopping Center - Phase II



Stillwater Area High School

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SITE INFORMATION

- > **Location** Neal Avenue at 58th Street
- > **Description** Retail/Service
- > **Available** Fall 2018
- > **Zoning** Commercial

AVAILABLE FOR LEASE:

- > 1,200 - 10,000 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	4,064	28,556	44,144
Median HH Income	\$99,934	\$87,824	\$97,582
Average HH Income	\$84,015	\$76,074	\$84,211

** Source: ESRI 2016 Est.*

TRAFFIC COUNTS:

- > Highway 36 31,000 vpd
- > Stillwater Blvd N 22,200 vpd

** Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

AREA TENANTS:

- > Kowalski's
- > Kohl's
- > Chipotle
- > Herberger's
- > Walmart
- > Menards
- > Michael's
- > Cub Foods
- > Target
- > T. J. Maxx
- > Lowe's
- > \$5 Below

PROJECT HIGHLIGHTS:

- > Kowalski's anchored community retail center
- > 100% leased phase I
- > Building and pylon signage available
- > Excellent access and visibility
- > Build-to-Suit opportunity
- > Adjacent to Stillwater High School - 2,400 students

COMMENTS:

Located in the Stillwater/Oak Park Heights retail district, Oak Park Ponds is anchored by Kowalski's Market, the area's only upscale grocer serving all of Stillwater, Oak Park Heights and western Wisconsin. Endcap and inline spaces as well as build-to-suit opportunities available. Located in a well established shopping center, this phase II building of 10,000 SF offers great visibility and easy access from Highway 5, 58th Street, and Neal Avenue.



Contact Us

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