

RETAIL FOR LEASE >

Oakedale Village

8301-8368 3rd Street North | Oakdale, MN 55128



PARTNER **XTEAM**
RETAIL ADVISORS



CONTACT US

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OWNED BY:



MANAGED BY:



Site Information

Location I-94 & Inwood Avenue/Radio Drive
Description Retail Space For Lease and Future Opportunity up to 16,500 SF
GLA 164,860 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	3,731	54,345	148,925
Median HH Income	\$78,340	\$76,352	\$68,446
Average HH Income	\$99,426	\$94,456	\$87,656

TRAFFIC COUNTS:

- › Interstate 94: 113,000 vehicles per day
- › Radio Drive/Inwood Avenue: 36,000 vehicles per day

** MNDot 2014 average daily counts*

AVAILABLE FOR LEASE:

Building A: Suite 8366: 1,722 SF Inline
Building B: Suite 8338: 1,503 SF Endcap
Building C: Suite 8302: 1,432 SF Endcap

2018 EXPENSES:

SUITE 8366	SUITE 8338	SUITE 8302*
CAM: 5.89 PSF	CAM: \$2.85 PSF	CAM: \$1.59 PSF
Taxes: 10.94 PSF	Taxes: \$10.94 PSF	Taxes: \$10.94 PSF
Total: 16.83 PSF	Total: \$13.79 PSF	Total: \$12.53 PSF

*Bldg C (Suite 8302) CAM excludes trash, water & sewer, and fire & life safety

MAJOR TENANTS:

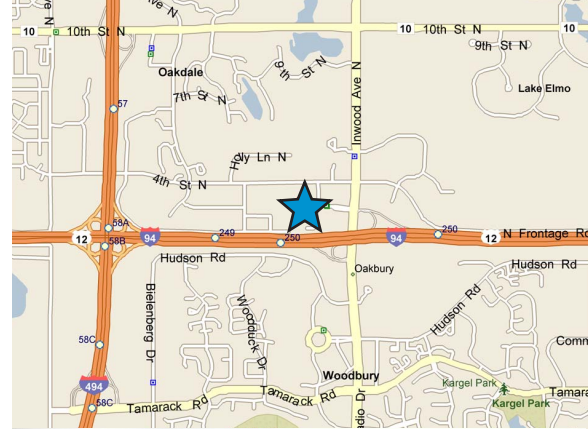
Best Buy	HomeGoods	Burlington Coat Factory
Guitar Center	David's Bridal	Red Lobster
Buffalo Wild Wings	Olive Garden	Caribou Coffee

AREA TENANTS:

Whole Foods	Nordstrom Rack	Sierra Trading Post
La-Z-Boy	Cub Foods	Office Max
Trader Joe's	Dick's Sporting Goods	Ethan Allen
Slumberland	Ashley Furniture	SuperTarget
The Container Store	Staples	Walmart

COMMENTS:

Oakdale Village is prominently located at the intersection of I-94 and Radio Drive/Inwood Avenue offering excellent visibility, interstate access, beautiful architecture, and high traffic co-tenancies. The tenants of Oakdale Village boast exceptionally strong sales with long term occupancies.



Contact Us

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