

RETAIL FOR LEASE >

# Oakedale Village

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

Colliers  
INTERNATIONAL

PARTNER **XTEAM**  
RETAIL ADVISORS



OWNED BY:



MANAGED BY:



## CONTACT US

Terese Reiling  
952 897 7738  
[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)





## 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
<b>Total: 16.83 PSF</b>	<b>Total: \$13.79 PSF</b>	<b>Total: \$12.53 PSF</b>

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

### MAJOR TENANTS:

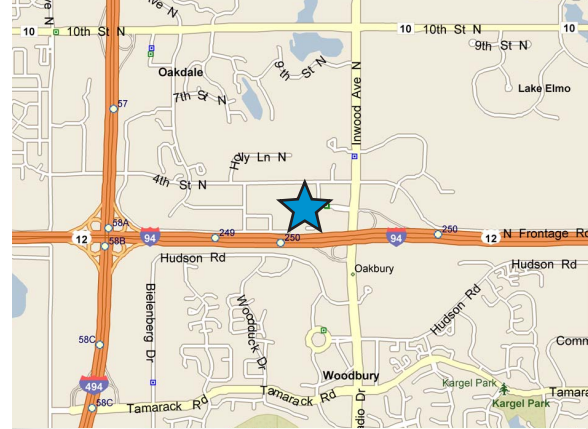
Best Buy	HomeGoods	Burlington Coat Factory
Guitar Center	David's Bridal	Red Lobster
Buffalo Wild Wings	Olive Garden	Caribou Coffee

### 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

TERESE REILING  
952 897 7738  
MINNEAPOLIS, MN  
[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)

OWNED BY:



MANAGED BY:



**PARTNER XTEAM**  
RETAIL ADVISORS

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

[colliers.com/msp](http://colliers.com/msp)



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