

Former Ruby Tuesdays, Oak Park Heights, MN

FOR LEASE/
REDEVELOPMENT

Property Specifications

- > Building SF: 5,225
- > Year Built: 2006
- > Specific Use: Restaurant or Retail
- > Zoning: Commercial

For Lease or Redevelopment

- > 5,225 sf

Area Tenants

- > Walmart
- > Lowes
- > Target
- > Herberger's
- > Cub Foods
- > Kohl's
- > Kowalski's
- > Michael's
- > TJ Maxx
- > Aldi

Traffic Counts

- > Hwy 36: 31,000 vpd
- > Norell Ave N: 10,000 vpd

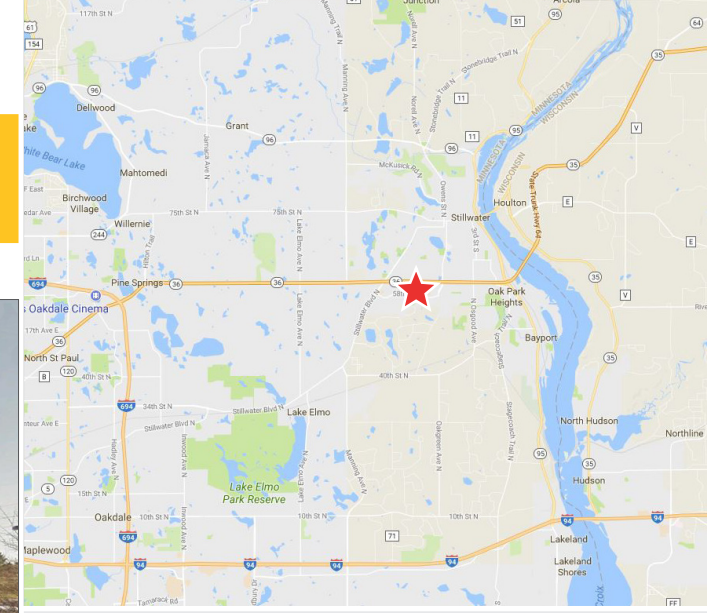
Comments

- > Lease existing 6,200 sf building, or BTS re-development opportunities
- > Excellent exposure and access to Highway 36
- > Over 31,000 VPD on Hwy 36, over 10,000 VPD on Norell Ave North
- > In the heart of retail district of Stillwater, also serving Oak Park Heights and western Wisconsin
- > New Hwy 36/ Stillwater Bridge to Wisconsin now open



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,458	30,831	46,616
Median HH Income	\$65,488	\$76,497	\$85,432
Average HH Income	\$92,874	\$104,319	\$113,327



Contact Us

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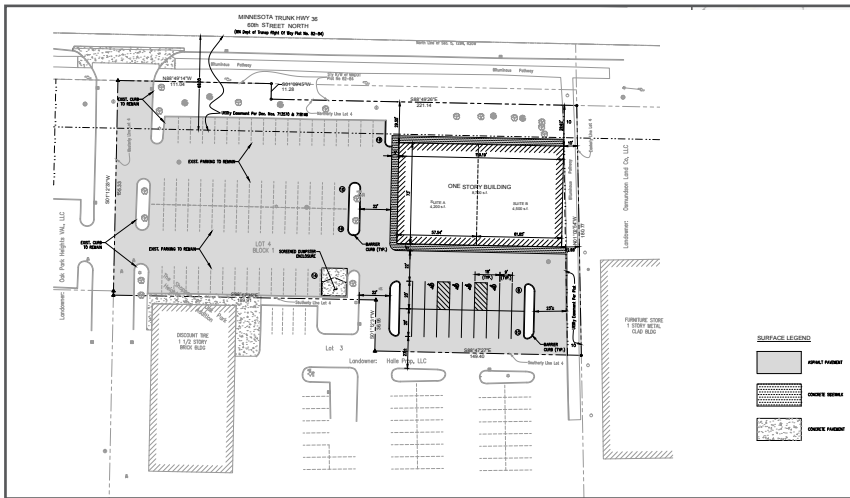
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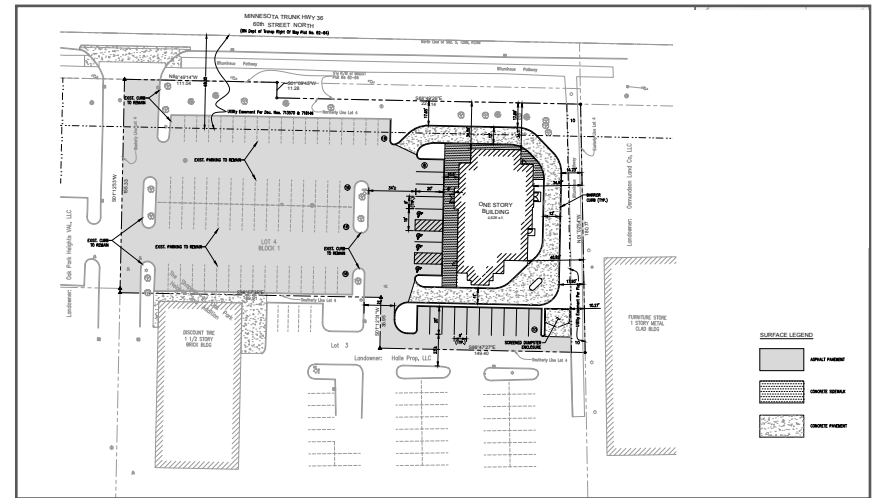
FOR LEASE/
REDEVELOPMENT

Redevelopment Options

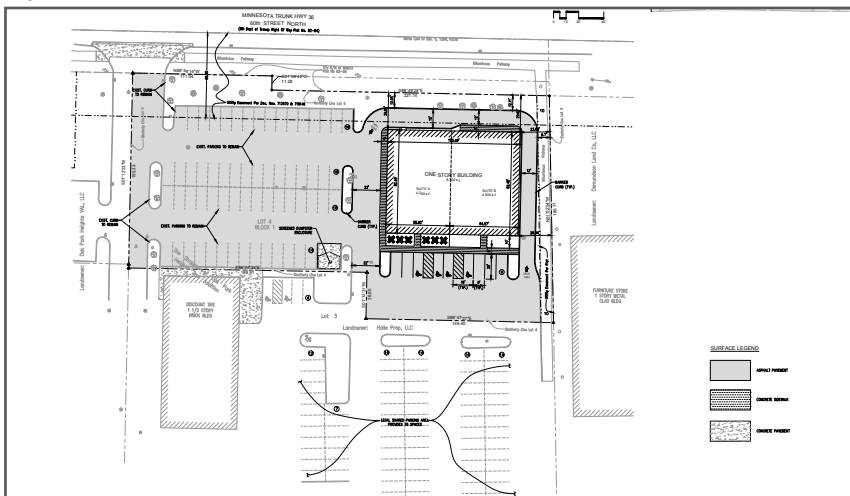
Option 1



Option 2



Option 3



Option 4

