

Former Ruby Tuesday



This aerial map illustrates a commercial development site in Stillwater, Minnesota. The map is overlaid with various labels and data points:

- Traffic Volume:**
 - 15,200 vpd (vehicles per day) on Stillwater Blvd.
 - 11,500 vpd on a road running east-west.
 - 29,000 vpd on Highway 36 (US-169).
 - 10,000 vpd on a road running north-south.
- Key Roads:**
 - Stillwater Blvd (running north-south).
 - Highway 36 (US-169, running east-west).
 - Highway 5 (running east-west).
 - Nova Scotia Ave (running north-south).
 - 58th St N (running east-west).
- Businesses and Landmarks:**
 - North of Highway 36:** ACE, Culver's, Cub, Party America, Famous Dave's, Rite21, Target, Days Inn, Tuesday Morning, Office Max, ACAPULCO, and a Subway.
 - Along Highway 36:** US Bank, LeBarron's, MGM, Pizzeria, Sally's, and a Target.
 - South of Highway 36:** Arby's, Sbarro, Verizon, Super, Taco John's, New Horizon, Kowalski's, Peet's, T-Mobile, Menards, Kohl's, TJ Maxx, Christopher Banks, Pier 1, Walmart, Lowe's, and a Great Clips.
 - Other:** Stillwater Area High School is located in the bottom left corner.
- Site Location:** A yellow box labeled "SITE" is located on the east side of Highway 36, between Nova Scotia Ave and 58th St N.

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RETAIL > FOR LEASE

SITE INFORMATION

- > **Location:** SEQ of Stillwater Blvd & Hwy 36 | Oak Park Heights
- > **Description:** Freestanding building for restaurant or retail use
- > **Building GLA:** 5,225 SF



AVAILABLE FOR LEASE

- > 5,225 SF



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
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



TRAFFIC COUNTS

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

COMMENTS

- > Lease existing 5,225 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

CENTER TENANTS



Accelerating success.

CONTACT US >

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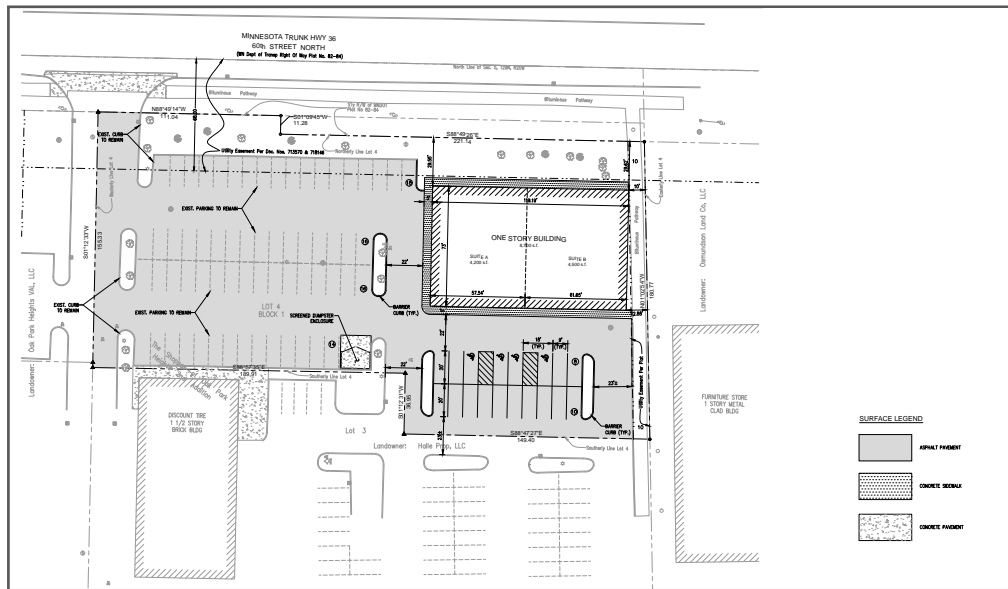
REDEVELOPMENT OPTIONS >

Former Ruby Tuesday | 13375 60th St N | Oak Park Heights, MN

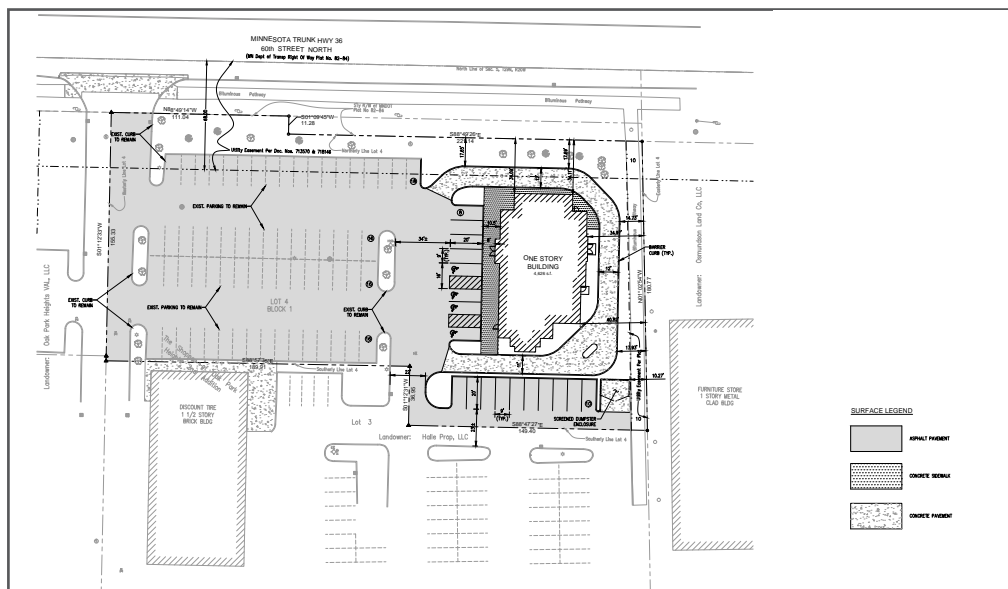


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Option 1



Option 2



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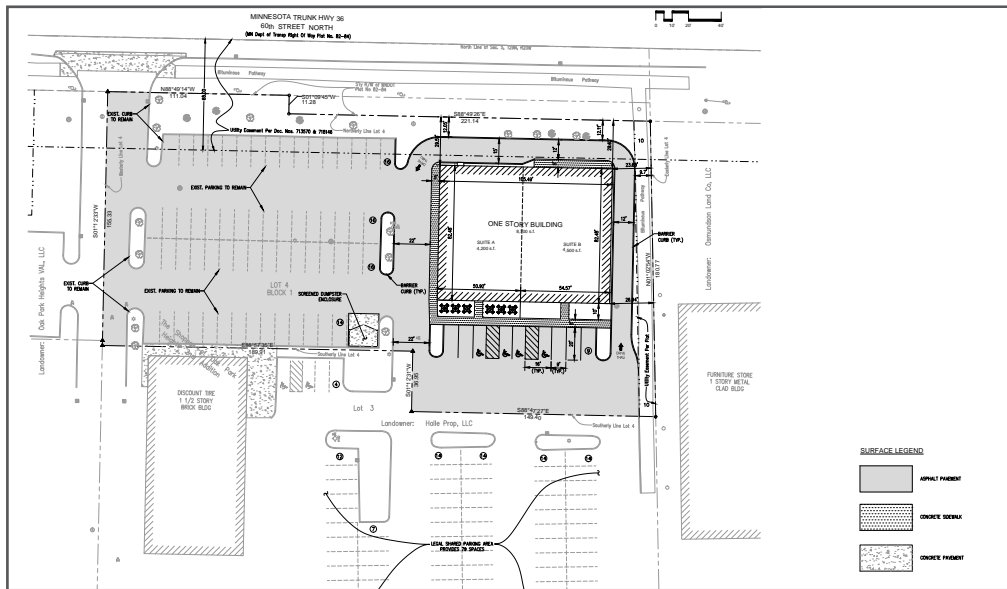
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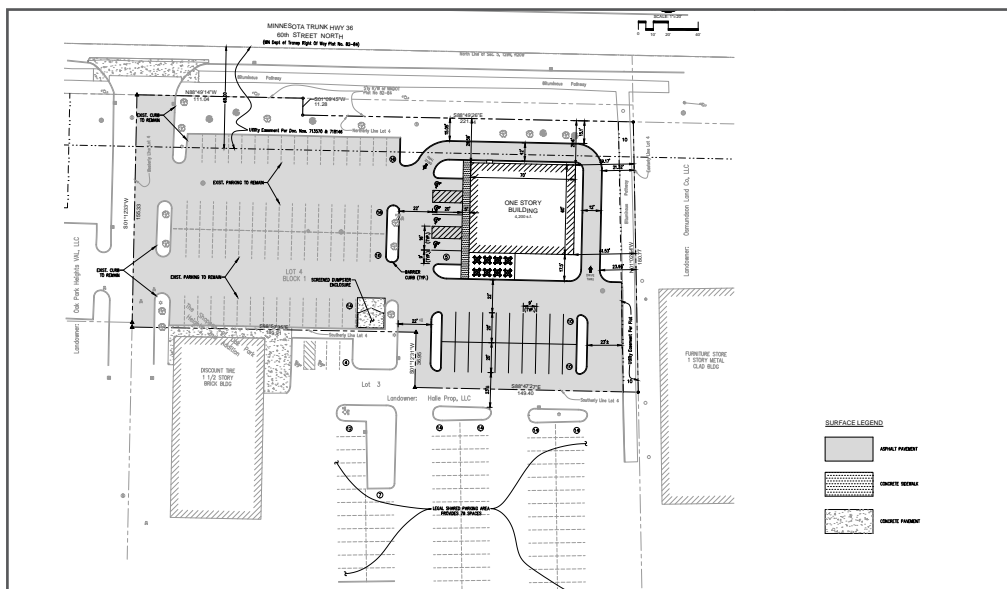


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Option 3



Option 4



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