

RETAIL FOR LEASE + BUILD-TO-SUIT

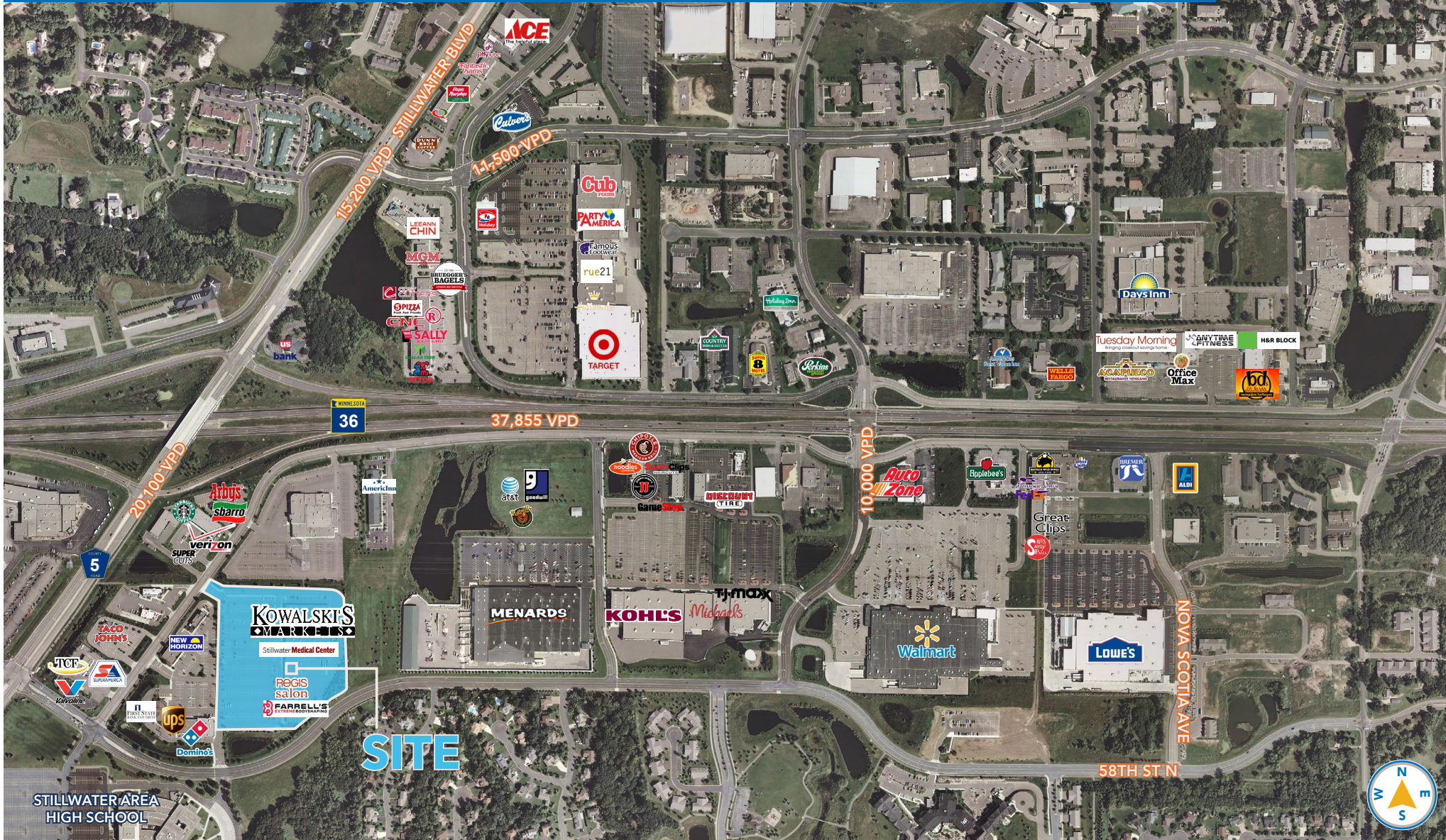
# OAK PARK PONDS SHOPPING CENTER

Neal Avenue & 58th Street | Oak Park Heights, MN



TRANSWESTERN

REAL ESTATE  
SERVICES



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# PROPERTY OVERVIEW

Oak Park Ponds



## PROPERTY DETAILS

<b>Address:</b>	5805-5871 Neal Ave N Oak Park Heights, MN 55082
<b>Size:</b>	98,157 sq. ft.
<b>Parking:</b>	728 surface spaces
<b>Visibility:</b>	37,855 vpd on Hwy 36 20,100 vpd on Stillwater Blvd



## AVAILABLE

<b>Suite 5829:</b>	3,295 sq. ft.
<b>CAM &amp; Tax:</b>	\$5.61 psf (2021 est.)
<b>Phase II Outlot:</b>	up to 10,000 sq. ft.



## HIGHLIGHTS

Located in the Stillwater/Oak Park Heights retail district and anchored by Kowalski's, the area's only upscale grocer serving all of Stillwater, Oak Park Heights and western Wisconsin. Located in a well established shopping center offering great visibility and easy access from Hwy 5, 58th St, and Neal Ave.



## DEMOGRAPHICS

<b>Radius:</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>7 Mile</b>
<b>Population</b>	30,453	45,025	89,959
<b>Average HH Income</b>	\$120,450	\$128,034	\$127,320
<b>Median HH Income</b>	\$87,216	\$93,921	\$95,816

*\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*

## AREA TENANTS



## LEASING INFORMATION:

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# SITE PLAN

## Oak Park Ponds

TENANT	SQ. FT.
KOWALSKI'S	39,825 SF
STILLWATER MEDICAL	24,036 SF
MAINSTREAM BOUTIQUE	6,975 SF
TURBO NAILS	2,975 SF
SAFeway DRIVING	1,400 SF
FIESTA CANCUN	4,068 SF
MONDE BEAUTY SALON	2,000 SF
FARRELLS	4,000 SF
<b>AVAILABLE</b>	<b>3,295 SF</b>
MATHNASIUM	1,477 SF
PHASE II	SQ. FT.
<b>OUTLOT</b>	<b>up to 10,000 SF</b>



**3,295 SF**  
**up to 10,000 SF**

### LEASING INFORMATION:

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