



# OAK PARK COMMONS

7420-7430 80th Street South, Cottage Grove, MN 55016



## AVAILABILITY

**Building 7430 | Suite 102 | 1,200 SF**

1st Floor in-line space

**Building 7430 | Suite 105 | 1,800 SF**

End cap retail with outdoor patio space

**Building 7420 | Suite 102 | 850 SF**

1st Floor in-line space

**Building 7420 | Suite 203 | 2,211 SF**

2nd Floor Office

## HIGHLIGHTS

- Easy access to Hwy 61
- Neighboring tenants include Park Dental, All State, Great Clips, H&R Block, and Edward Jones
- Signage available
- Highly visible - significant traffic on 80th Street
- Surrounding businesses include Kohl's, Culver's, Starbucks, Caribou Coffee, Huntington Bank, Walgreens, Jimmy John's, Planet Fitness, Petsmart, Chipotle, HyVee, and Dairy Queen



**Derrick Jensen**

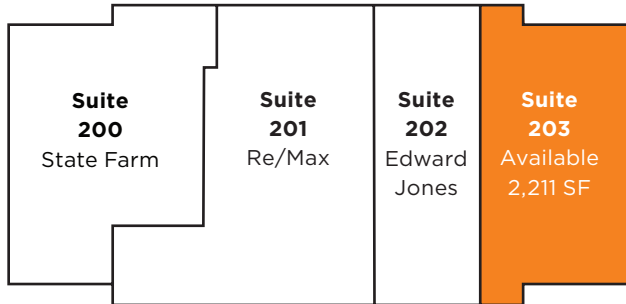
2550 University Ave. W. #305-S

St. Paul, MN 55114

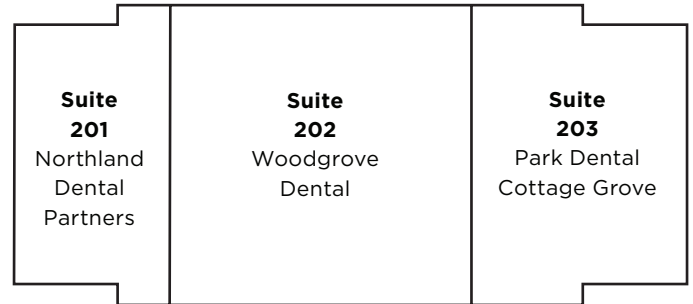
651-209-9628 | [Derrick@Suntide.com](mailto:Derrick@Suntide.com)

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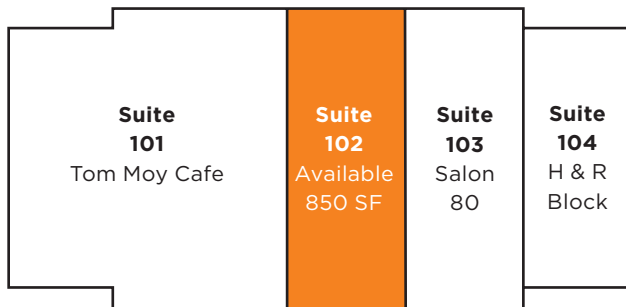
## BUILDING 7420, 2ND FLOOR



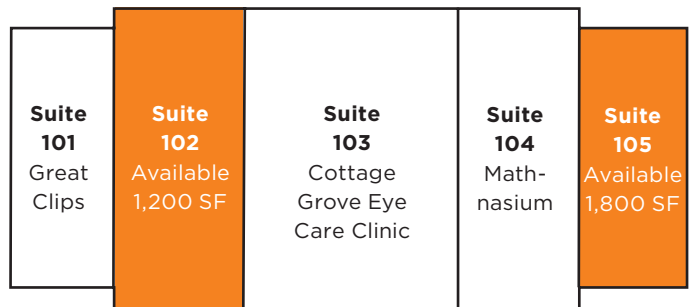
## BUILDING 7430, 2ND FLOOR



## BUILDING 7420, 1ST FLOOR



## BUILDING 7430, 1ST FLOOR



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NEARBY RETAIL



POPULATION

Distance	Male	Female	Total
1-Mile	2,710	2,823	5,533
3-Mile	18,455	18,585	37,040
5-Mile	25,123	25,268	50,391

TRAFFIC COUNTS

80th St. South	24,100 vpd (2025)
East Point Douglas Rd.	9,300 vpd (2025)
Hardwood Ave. S.	8,600 vpd (2025)

AVERAGE HOUSEHOLD INCOME

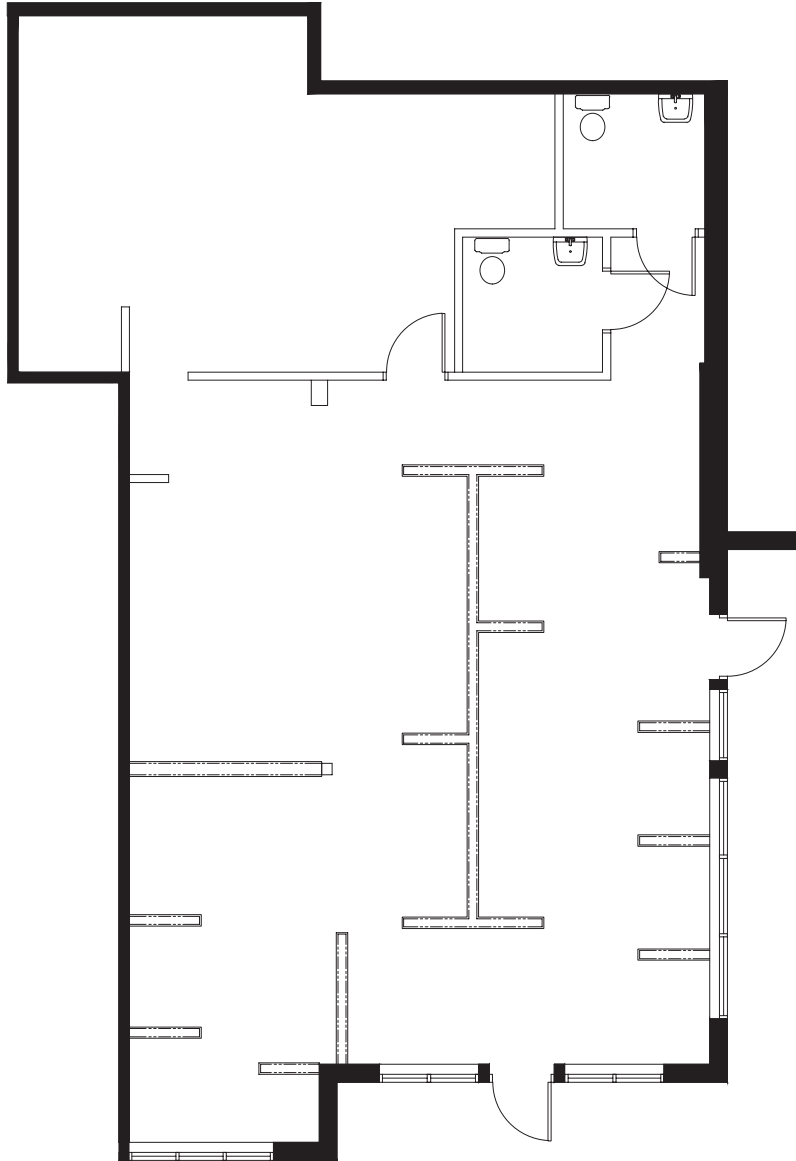
Distance	1-Mile	3-Mile	5-Mile
	\$77,180.29	\$84,349.24	\$78,390.84



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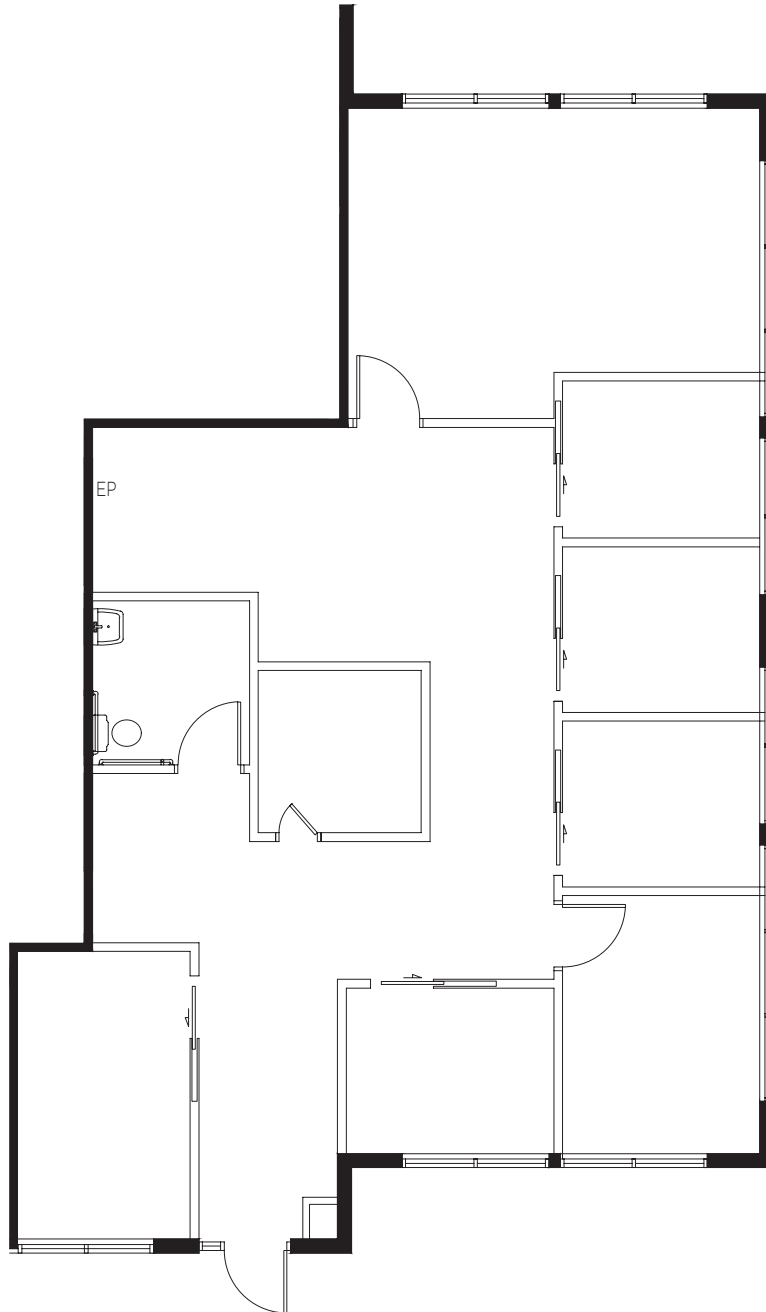
**SUITE 105**



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**SUITE 200**



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SUITE 203

