



THE SHOPPES OF  
**OAK PARK  
HEIGHTS**

5825 KRUEGER LANE NORTH





# THE SHOPPES OF OAK PARK HEIGHTS

Luxury  
**NAILS**



Michaels

**KOHL'S**

**TJ.maxx**



## THE OPPORTUNITY

<b>SPACE AVAILABLE</b>	1,427- 10,941 SF			
<b>LEASE RATE</b>	Negotiable			
<b>2024 OPERATING EXPENSES</b>		<b>BLDG 10</b>	<b>BLDG 11</b>	<b>BLDG 12</b>
	<b>CAM &amp; Insurance</b>	\$1.78	\$10.17	\$10.84
	<b>RE Taxes</b>	\$4.29	\$10.29	\$7.64
	<b>Total</b>	<b>\$6.07</b>	<b>\$20.46</b>	<b>\$18.48</b>
<b>OTHER AREA RETAILERS</b>	Kohl's, Michaels, TJMaxx, Chipotle, Jimmy John's, Noodles & Company			

# THE SITE

HWY 36

38,000  
VPD

60TH ST N

MPLS  
30 MIN

N

STP  
23 MIN



PACIFIC  
DENTAL SERVICES

AVAILABLE  
1,281 SF

3 BLDGS  
137,00 SF  
COMBINED

KRUEGER LN

AVAILABLE  
4,965 SF

AVAILABLE  
4,935 SF

AVAILABLE  
10,941 SF



KOHL'S

T.J. MAXX

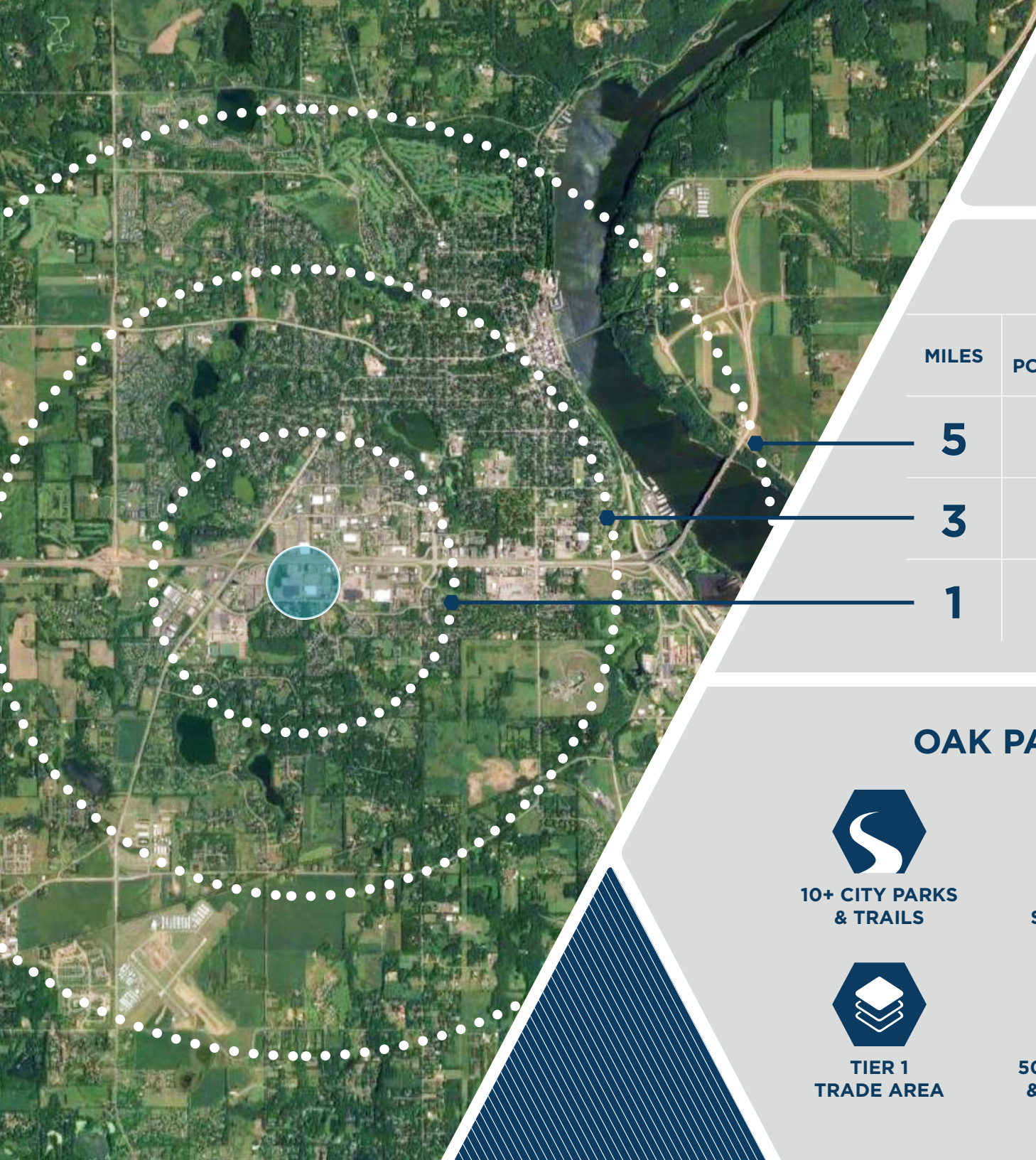
Michaels



58TH ST N

NORELL AVE N

# THE AREA



MILES	AREA POPULATION	DAYTIME POPULATION	HOUSEHOLD AVG INCOME
5	47,776	24,148	\$127,300
3	31,843	20,257	\$119,944
1	3,883	7,299	\$120,652

## OAK PARK HEIGHTS



10+ CITY PARKS & TRAILS



5 MIN TO THE ST. CROIX RIVER



7 MIN TO DWNTWN STILLWATER



TIER 1 TRADE AREA



50+ RESTAURANTS & COFFEE SHOPS



UNEMPLOYMENT RATE: 0.4%

# THE TRADE



## SHOPPING

1	ACE Hardware	15	Walmart
2	Stillwater Liquor	16	Michael's
3	GNC	17	Discount Tire
4	Sally Beauty Supply	18	TJ Maxx
5	Petco	19	Kohl's
6	Target	20	Menards
7	Ulta Beauty	21	Goodwill
8	Five Below	22	AT&T
9	Famous Footwear	23	FURY Motors
10	Haskell's	24	Mainstream Boutique
11	Office Max	25	UPS
12	Lowe's	26	Verizon
13	FedEx Office		
14	Auto Zone		

## DINING

1	McDonalds	15	White Castle
2	Papa Murphy's	16	Muddy Cow
3	Dunn Brothers	17	Applebees
4	Caribou Coffee	18	Subway
5	Leann Chin	19	Panera Bread
6	Bruegger's	20	Jimmy John's
7	Goodwill	21	Noodle & Company
8	Good Harvest Bakery	22	Chipotle
9	Starbucks	23	Potbelly
10	Perkins	24	Starbucks
11	Liftbridge Brewing Co.	25	Dominos
12	Dairy Queen	26	Taco John's
13	Acapulco	27	Starbucks
14	Thai Basil	28	Arby's

## SERVICES

1	Precision Tune Auto Care	15	Massage Envy
2	Fantastic Sam's	16	Sport Clips
3	Great Clips	17	Aspen Dental
4	Cost Cutters	18	New Horizon Childcare
5	Clean 'n Press	19	Valvoline
6	Holiday	20	Speedway
7	Crossings Inn & Suites		
8	Grandstay		
9	Comfort Inn		
10	Ideal Image		
11	America's Best Value Inn		
12	Huntington Learning		
13	Park Dental		
14	St. Paul Eye Clinic		

## GROCERY

1	Cub Foods
2	Cub Liquor
3	Aldi
4	Kowalski's

## BANKING

1	US Bank
2	TCF Bank
3	Midwest One Bank
4	Eagle Valley Bank
5	Wells Fargo
6	Bremer Bank
7	First State Bank & Trust
8	TCF Bank

## FITNESS

1	Riverview Athletic Club
2	Anytime Fitness
3	Farrell's Bodyshaping

# THE SHOPPES OF OAK PARK HEIGHTS



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