

COMMERCIAL LAND FOR SALE

NEWMARK

OUTLOT FOR SALE

I-694 and 55th Street N | Oakdale, MN



1.76 - 3.00
Acres

SITE

Fleet **F**

Contact:

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PROPERTY HIGHLIGHTS

- Marcus Theatre outlet for sale
- 1.76 acres to 3.00 acres available
- Zoned Commercial C-1 and C-2
- Excellent visibility and access to I-694 and Highway 36
- Strong area demographics and traffic counts



SITE FEATURES

Location	I-694 and 55th Street N Oakdale, MN 55128
Site Size	1.76 Acres to 3.00 Acres
Sale Price	Negotiable



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,171	55,967	132,286
Households	1,660	22,168	55,961
Avg. HH Income	\$123,911	\$104,324	\$96,989
Daytime Population	4,384	52,202	123,162



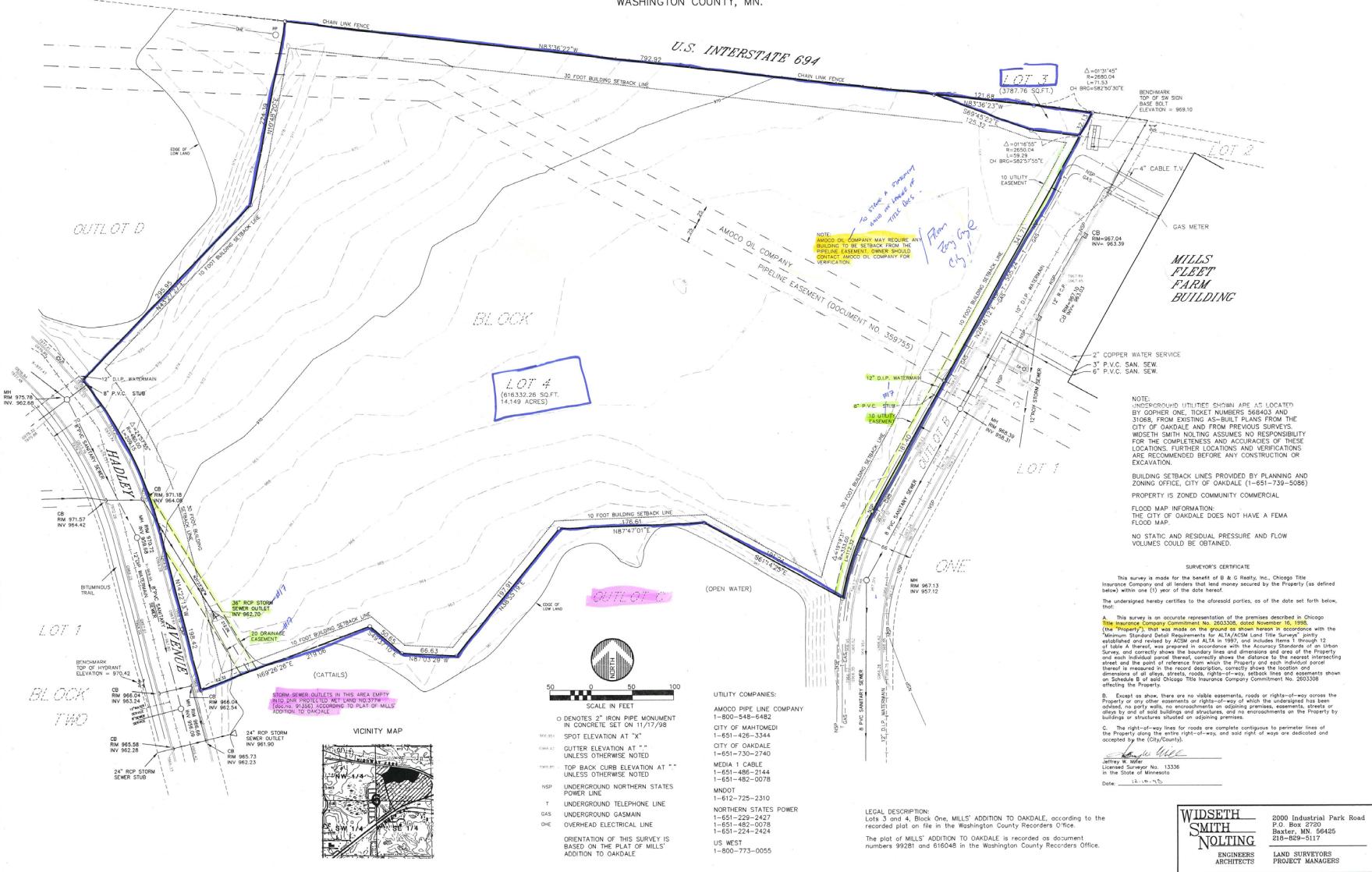
TRAFFIC COUNTS	VPD
Interstate 694	72,000
Hadley Avenue N	8,100
Highway 36	37,500
E County Line Road	31,000

SURVEY

I-694 & 55TH STREET N | OAKDALE, MN

A.L.T.A / A.C.S.M. LAND TITLE SURVEY

LOTS 3 AND 4, BLOCK ONE, MILLS' ADDITION TO OAKDALE
WASHINGTON COUNTY, MN.



GIS MAP

I-694 & 55TH STREET N | OAKDALE, MN



AERIAL VIEW

I-694 & 55TH STREET N | OAKDALE, MN



TRADE AREA

I-694 & 55TH STREET N | OAKDALE, MN



ABOUT NEWMARK

Newmark is one of the world's leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, NKF's 16,000 professionals operate from approximately 430 offices in established and emerging property markets on six continents.

OUR NATIONAL RETAIL ADVISORY SERVICE OFFERS:

- Specialized Expertise Geared Specifically Toward Retailers
- National and Global Reach
- The Largest Breadth of Services in the Industry
- Vision that Provides a Highly Strategic, Consultative Approach
- Solutions Beyond the Storefront, Extending Across all Property Types



\$3.5B
ANNUAL REVENUE

18,800
EMPLOYEES

500
OFFICES

FOR MORE INFORMATION, CONTACT:

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