

RETAIL FOR LEASE + BUILD-TO-SUIT

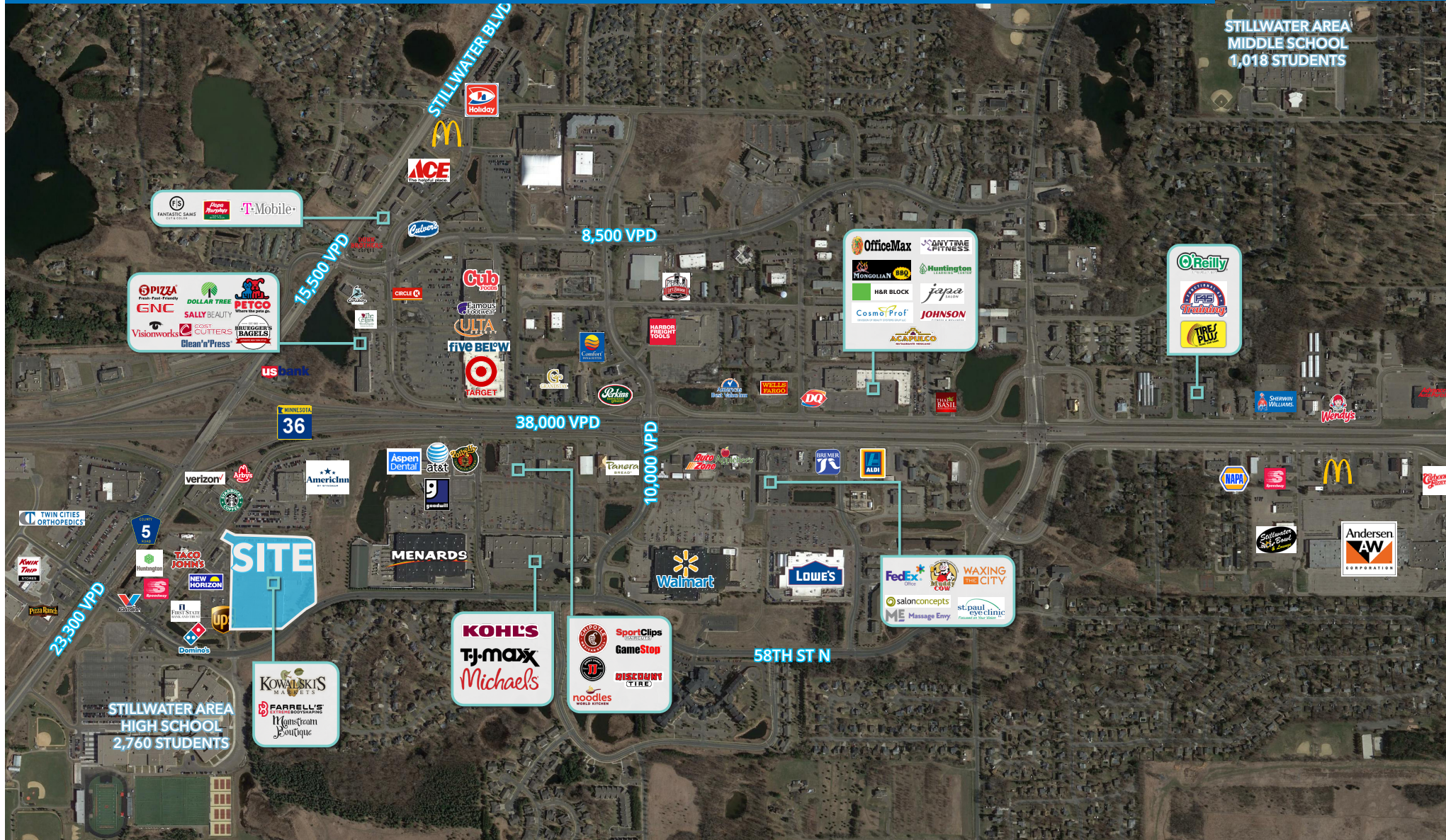
OAK PARK PONDS SHOPPING CENTER

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



TRANSWESTERN

REAL ESTATE
SERVICES



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PROPERTY OVERVIEW

Oak Park Ponds



PROPERTY DETAILS

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



AVAILABLE

Phase II Outlot:	up to 10,000 sq. ft.
CAM & Tax:	\$5.61 psf (2021 est.)



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

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

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

AREA TENANTS

 **TARGET**

 **KOHL'S**

 **Walmart**

 **five
BELOW**



 **TJ-maxx**

 **MENARDS**

LEASING INFORMATION:

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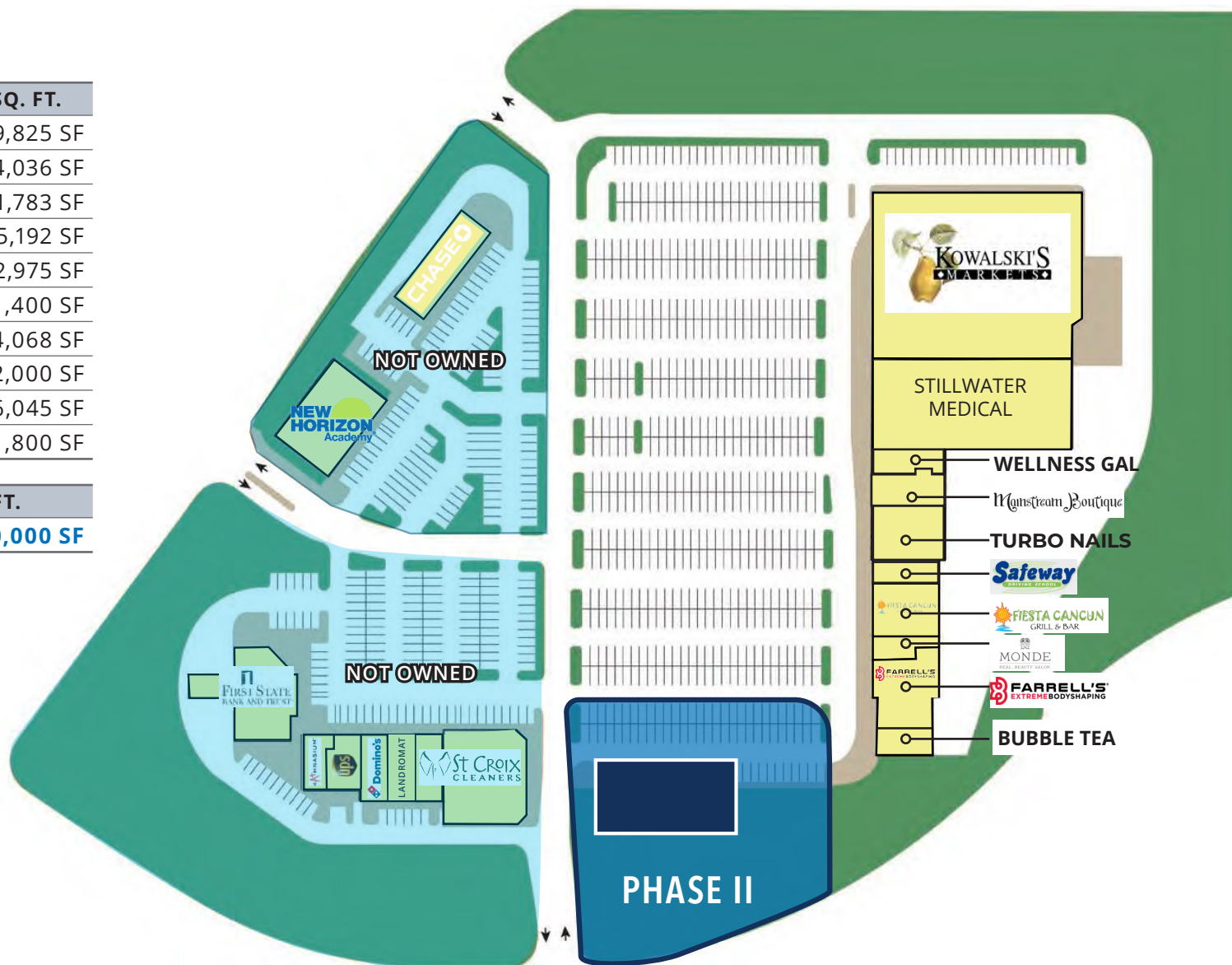
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SITE PLAN

Oak Park Ponds

TENANT	SQ. FT.
KOWALSKI'S	39,825 SF
STILLWATER MEDICAL	24,036 SF
WELLNESS GAL	1,783 SF
MAINSTREAM BOUTIQUE	5,192 SF
TURBO NAILS	2,975 SF
SAFEWAY DRIVING	1,400 SF
FIESTA CANCUN	4,068 SF
MONDE BEAUTY SALON	2,000 SF
FARRELLS	6,045 SF
BUBBLE TEA	1,800 SF

PHASE II	SQ. FT.
OUTLOT	up to 10,000 SF



1,500 to 10,000 SF

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