

For Lease: Oakdale Station Strip Mall

Address: 7400 33rd Street N, Oakdale MN 55128

5,264 Rentable Square Feet Available

Rent: \$20 / SF Ops/Taxes: \$9.64 / SF



RJ Wolf – KW Commercial

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Walking Tour [Click Here](#)
Driving Tour [Click Here](#)
LoopNet Listing [Click Here](#)

- 1st Generation Strip Mall
- Corner of i694 & Hwy 5
- Next to EMCM and Imation
- 19,500 Cars Daily on Hwy 5

| | |
|-------------------------------|----------------|
| Gross Square Footage | 12,800 |
| Square Feet Leasable | 5,264 |
| Vacant | Yes |
| Operating Exp & Taxes* | 9.64/SF |
| * Excludes Utility & Cleaning | |
| TI Allowance | Negotiable |
| Direct / Sublease | Direct |
| Minimum Divisible Size | 1,553 SF |
| Space Condition | 1st Generation |



LOCATION:

This building offers great access off of Hwy 694 64,000 VPD and 34th Street with 19,000 VPD (Minnesota Highway 5) .

Adjacent to Allina Clinic.

Next to : Target and LA Fitness

PROPERTY INFORMATION:

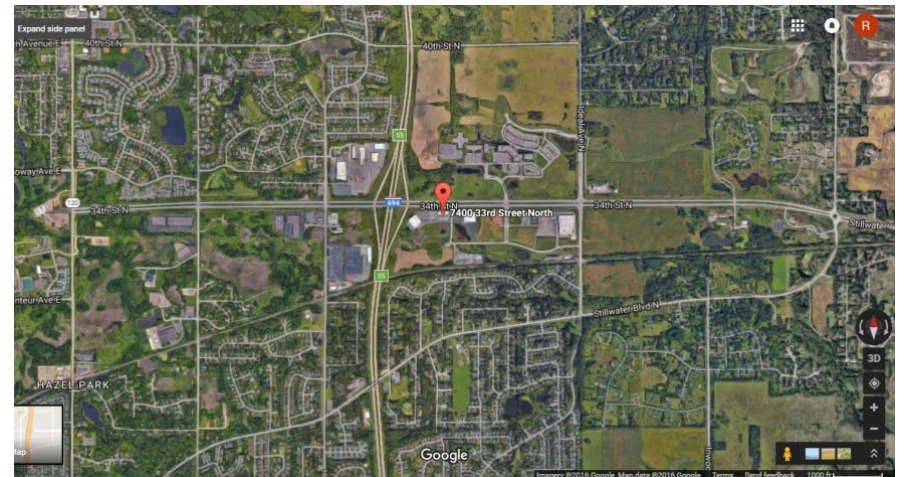
- Attractive New (2014) Construction
- Convenient Single Story Building
- Handicap Accessible
- Ample Parking – Over 120 Spaces
- Tenant Improvement Allowance Available
- Developed and Managed by MSP Commercial

AREA DEMOGRAPHICS

| | 1 Mile | 2 Mile | 3 Mile |
|------------------------------|--------|--------|---------|
| 2020 Projected Population | 7,097 | 58,595 | 173,289 |
| Q1 2015 Estimated Population | 6,931 | 57,423 | 168,932 |
| 2010 Census Population | 6,786 | 56,698 | 164,665 |
| Median Age | 40.1 | 38.7 | 36.3 |
| Average Age | 39.4 | 39.2 | 37.8 |

| | | | |
|---------------------------------------|-------|--------|---------|
| Workplace Establishments | 60 | 958 | 3,616 |
| Workplace Employees(FTE) | 936 | 16,672 | 62,236 |
| Estimated Adjusted Daytime Population | 2,514 | 31,170 | 105,960 |

| | | | |
|-----------------------------|----------|----------|----------|
| Average Household Income | \$77,997 | \$74,620 | \$71,577 |
| Median Household Income | \$67,469 | \$60,368 | \$57,648 |
| Per Capita Household Income | \$30,768 | \$30,008 | \$27,681 |



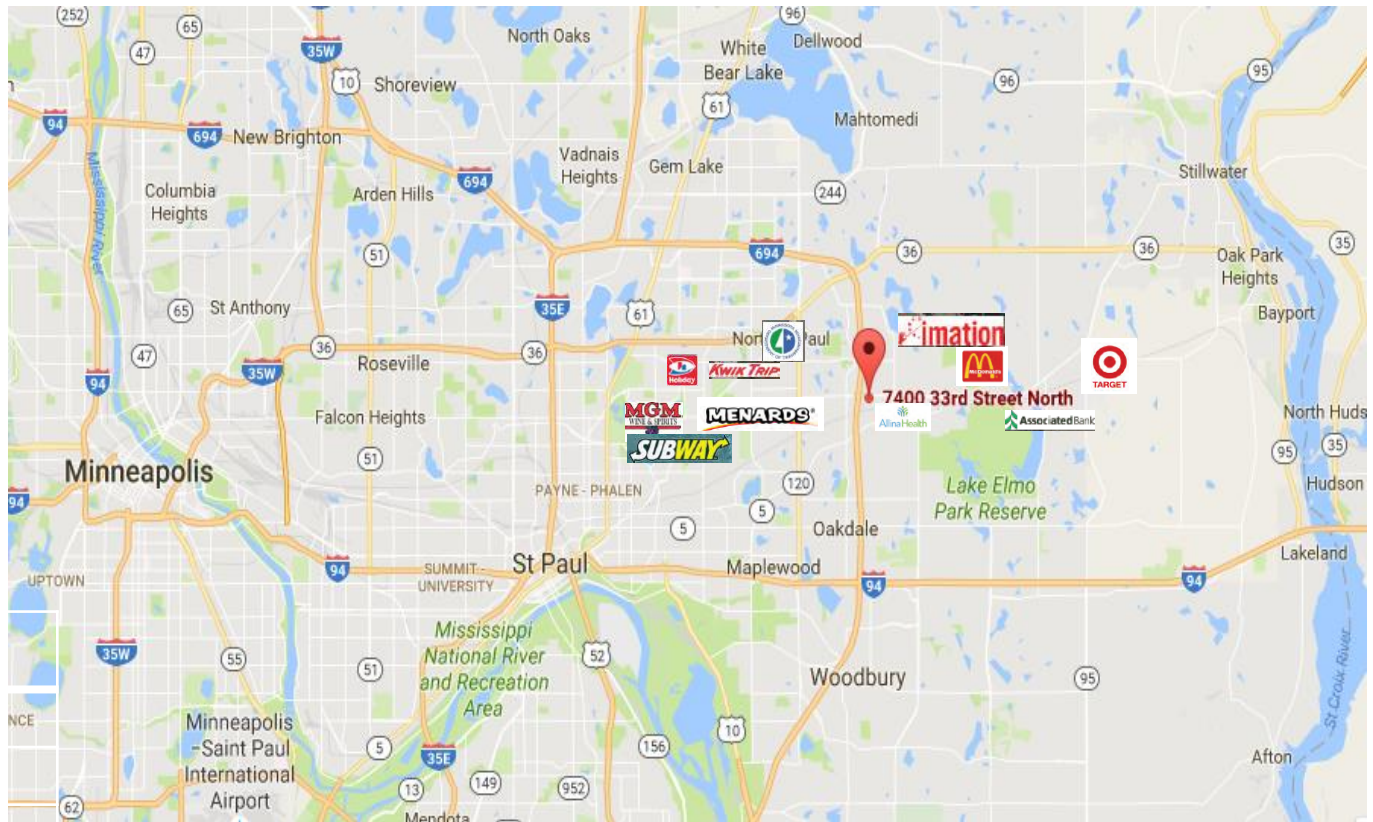


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Oakdale Station Highlights! Great location in developing area. Large working population with LA Fitness and Allina clinic in same lot and ECMC, Menards, Care Stream, Imation among others close by.



For additional information call **Robert Wolf** at **612.599.4323**.

Call me for a more details!