



THE SHOPPES OF OAK PARK HEIGHTS

5825 KRUEGER LANE NORTH



THE SHOPPES OF OAK PARK HEIGHTS

Luxury
NAILS



Michaels

KOHL'S

TJ.maxx



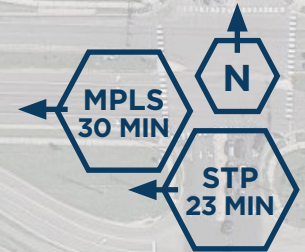
THE OPPORTUNITY

SPACE AVAILABLE	4,935 - 10,941 SF			
LEASE RATE	Negotiable			
2025 OPERATING EXPENSES		BLDG 10	BLDG 11	BLDG 12
	CAM & Insurance	\$1.90	\$9.96	\$10.56
	RE Taxes	\$4.53	\$10.80	\$6.19
	Total	\$6.43	\$20.76	\$16.75
OTHER AREA RETAILERS	Kohl's, Michaels, TJMaxx, Chipotle, Jimmy John's, Noodles & Company			

THE SITE

HWY 36

60TH ST N



KRUEGER LN

AVAILABLE
4,935 SF

AVAILABLE
10,941 SF



58TH ST N

NORELL AVE N

THE AREA



MILES

2024
POPULATION

DAYTIME
POPULATION

HOUSEHOLD
AVG INCOME

5

47,954

26,445

\$144,199

3

30,985

19,293

\$132,188

1

4,780

8,564

\$98,434

OAK PARK HEIGHTS



10+ CITY PARKS
& TRAILS



5 MIN TO THE
ST. CROIX RIVER



7 MIN TO DWNTWN
STILWATER



TIER 1
TRADE AREA

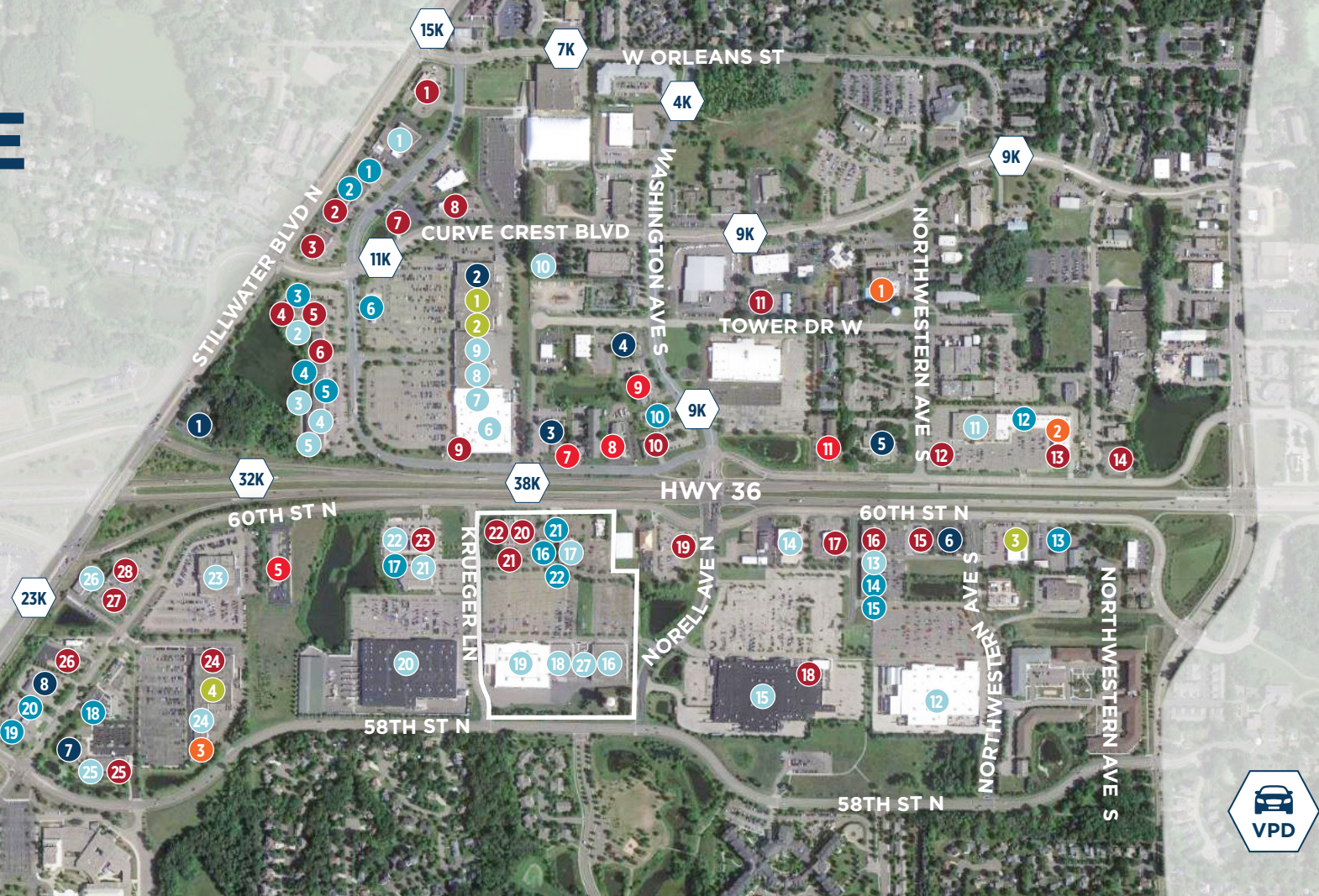
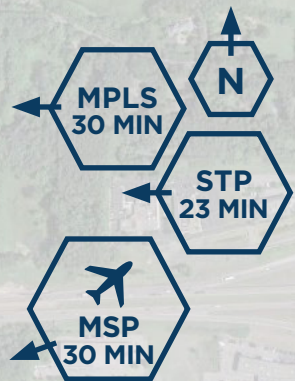


50+ RESTAURANTS
& COFFEE SHOPS



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	27 BigBadToyStore
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 Culver's	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 Luxury Nails
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	21 Pacific Dental Services
8 Grandstay	22 The Vital Stretch
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 Bodysaping

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