



THE SHOPPES OF OAK PARK HEIGHTS

5825 KRUEGER LANE NORTH



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Luxury
NAILS



Michaels

KOHL'S

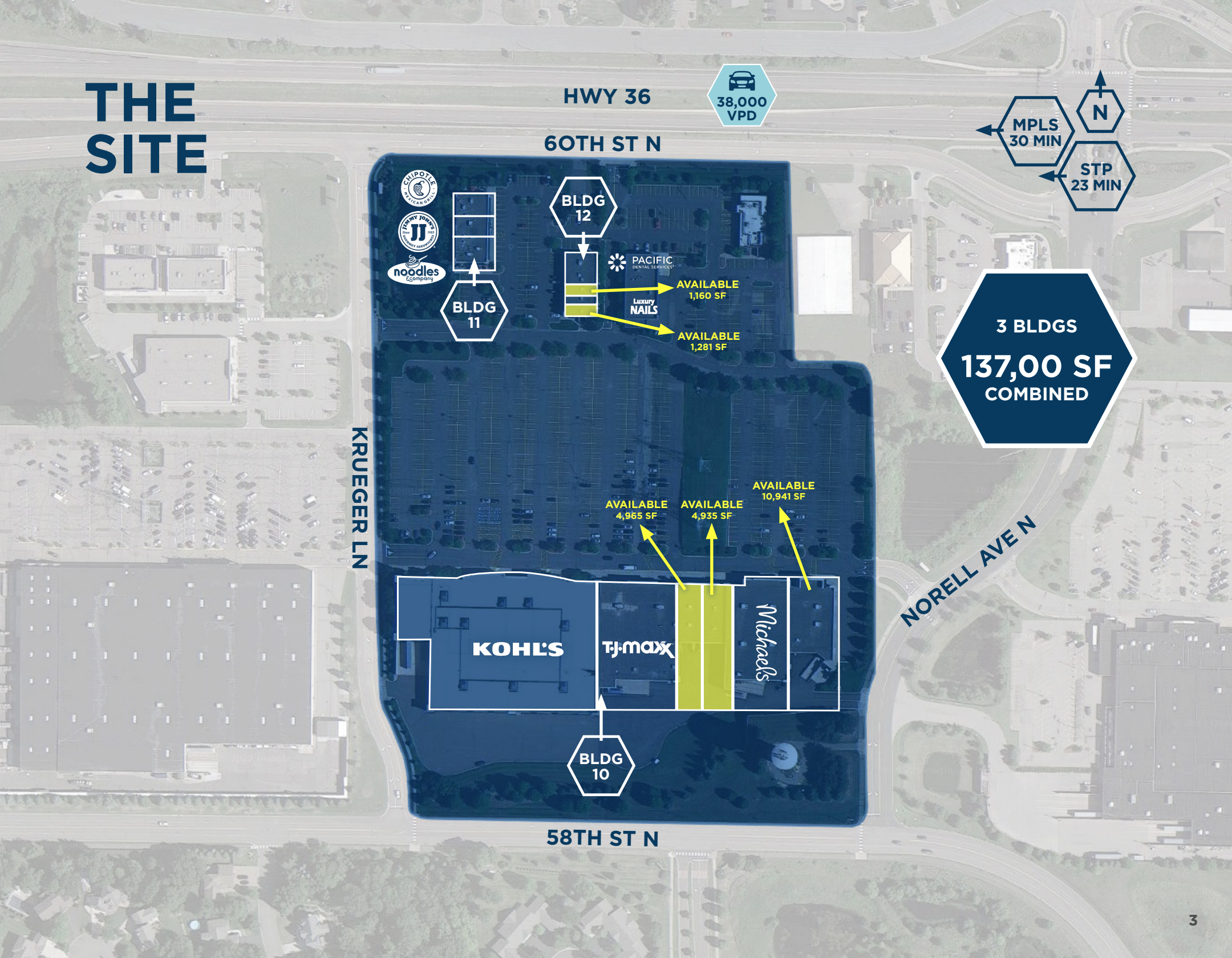
TJ·maxx



THE OPPORTUNITY

SPACE AVAILABLE	1,281 - 10,941 SF			
	Negotiable			
OPERATING EXPENSES		BLDG 10	BLDG 11	BLDG 12
	CAM & Insurance	\$3.10	\$15.34	\$9.79
	RE Taxes	\$5.31	\$7.28	\$6.55
	Total	\$8.41	\$22.62	\$16.34
OTHER AREA RETAILERS	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



BLDG
11

BLDG
12



AVAILABLE
1,160 SF

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

BLDG
10

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
STILWATER



TIER 1
TRADE AREA

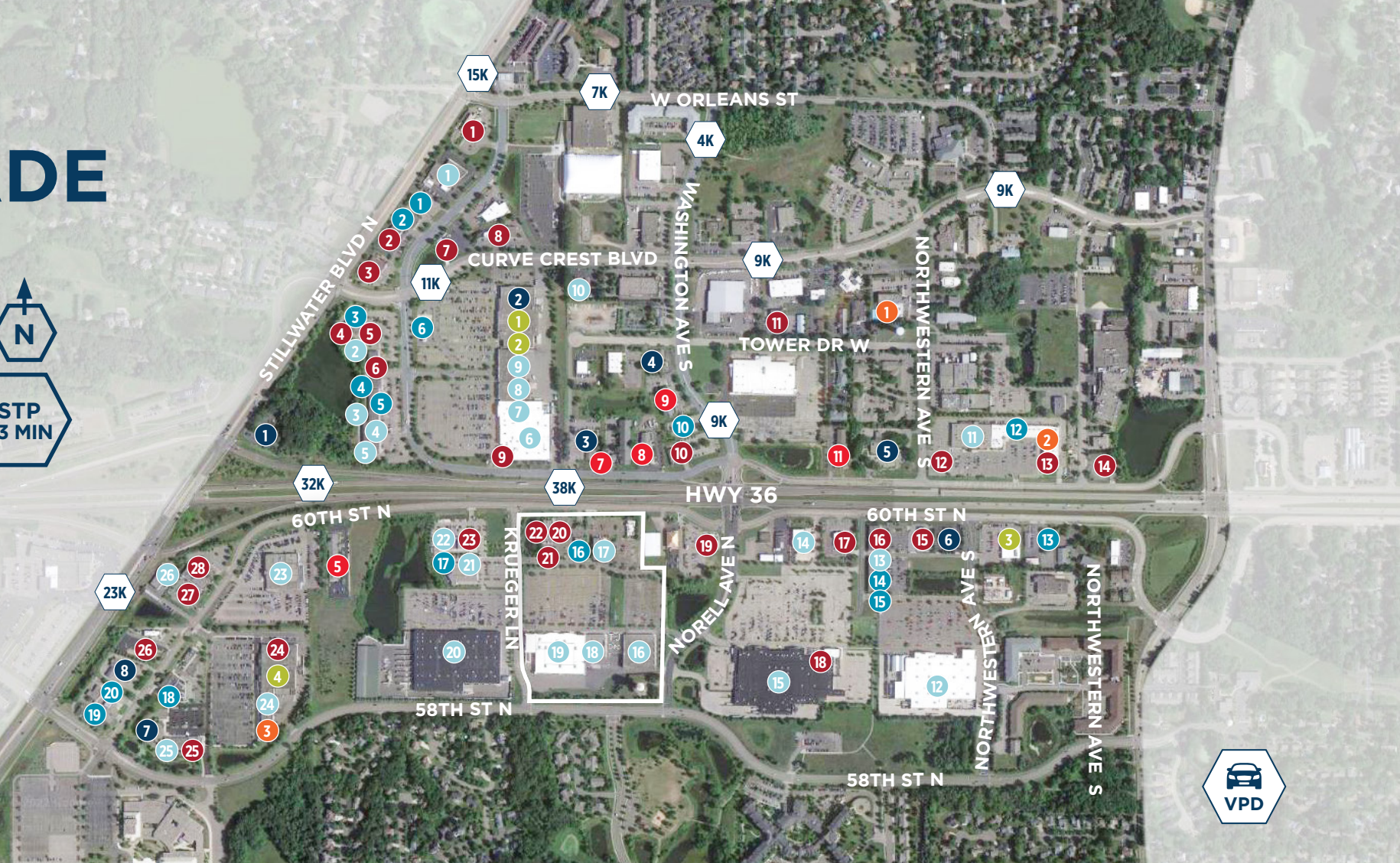
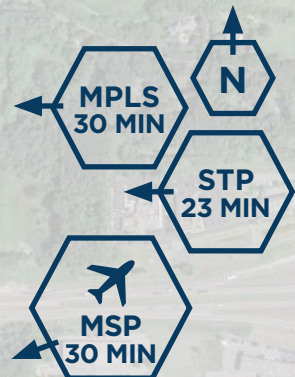


50+ RESTAURANTS
& COFFEE SHOPS



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		
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	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

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