



WELLINGTON
MANAGEMENT

Oakdale Village Outlot

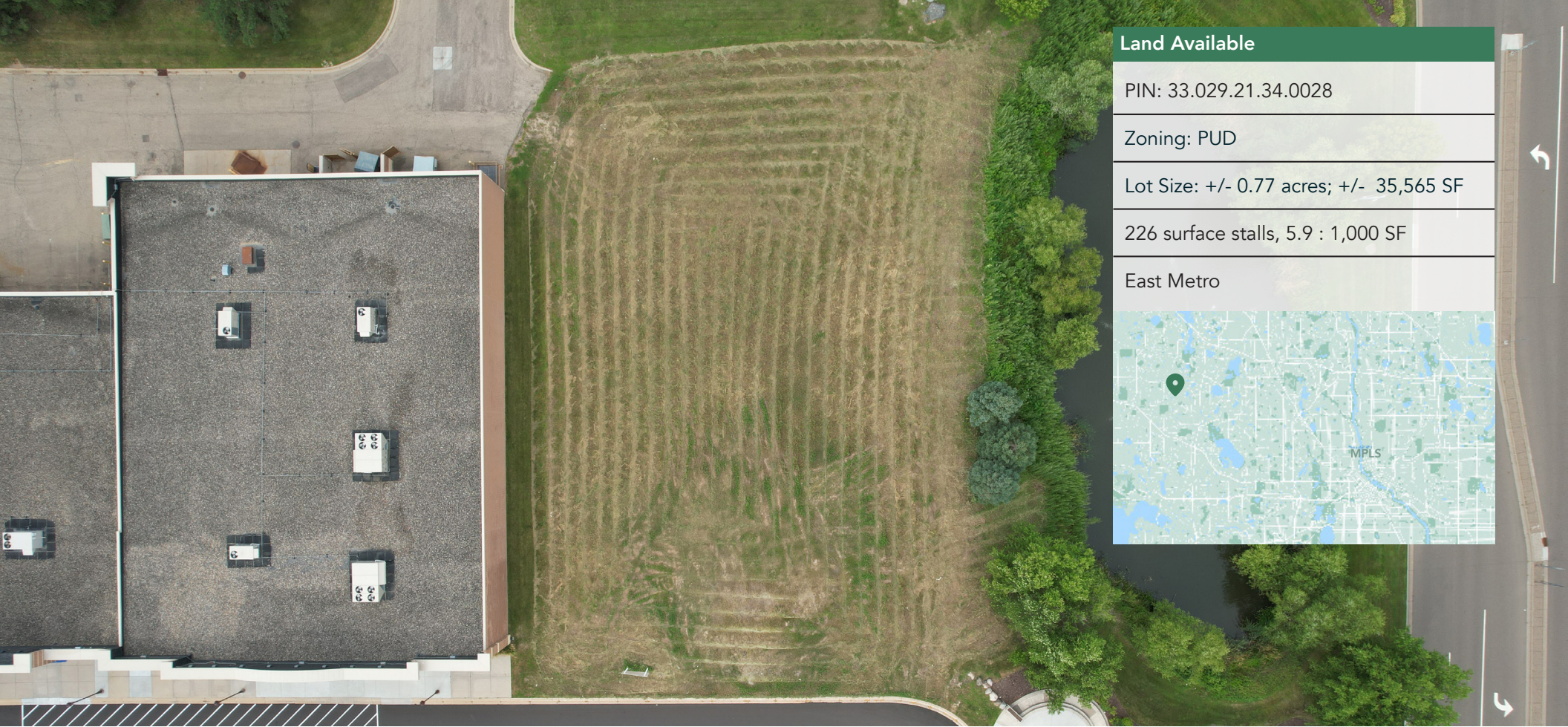
For Sale, Lease, or Build to Suit

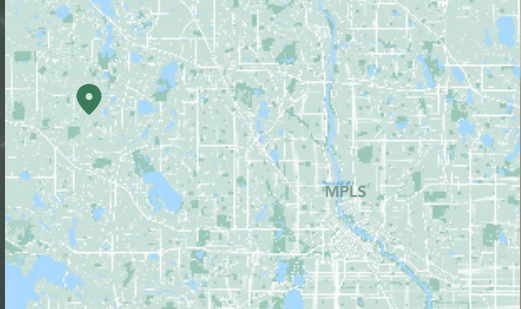
0.77 ACRES - COMMERCIAL LAND

8301-8368 3rd Street North
Oakdale, MN 55128

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Land Available
PIN: 33.029.21.34.0028
Zoning: PUD
Lot Size: +/- 0.77 acres; +/- 35,565 SF
226 surface stalls, 5.9 : 1,000 SF
East Metro


0.77-acre outlot adjacent to best-in-class retail center off I-94 in Oakdale.

Oakdale Village is a stabilized, three-building retail center that also includes one pad-ready land parcel, which is zoned for up to 16,500 SF of development. The property consists of high-quality construction surrounded by impressive hardscapes, water fountains in each water retention pond, and a creek fronting Inwood Avenue, also called Radio Drive.




















Shadow anchors include Best Buy, Burlington and HomeGoods, with free-standing Red Lobster and Olive Garden restaurants complementing the site. Together, these shadow anchors, restaurants and visibility from I-94 draw significant consumer traffic from the surrounding trade area.

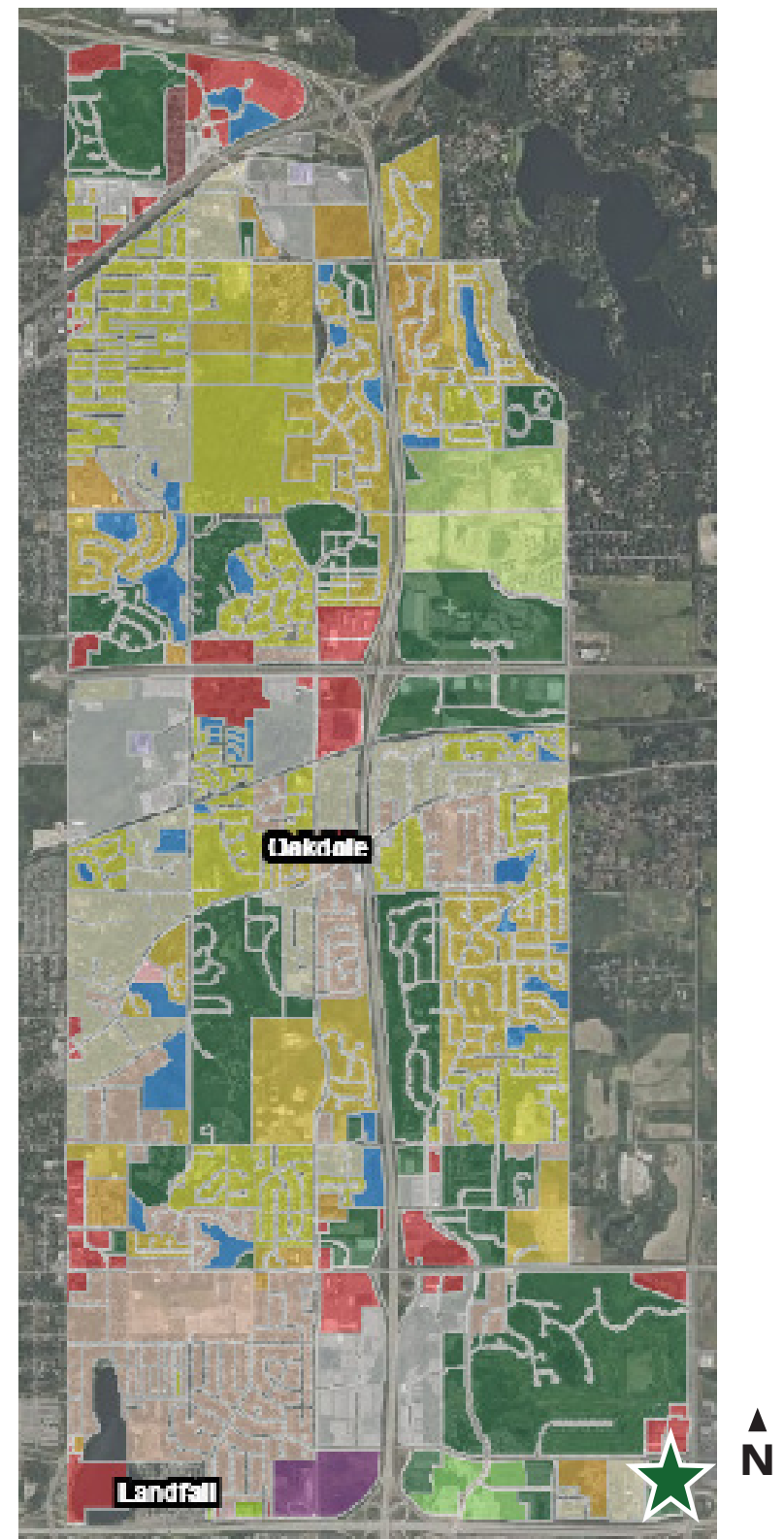
HIGHLIGHTS

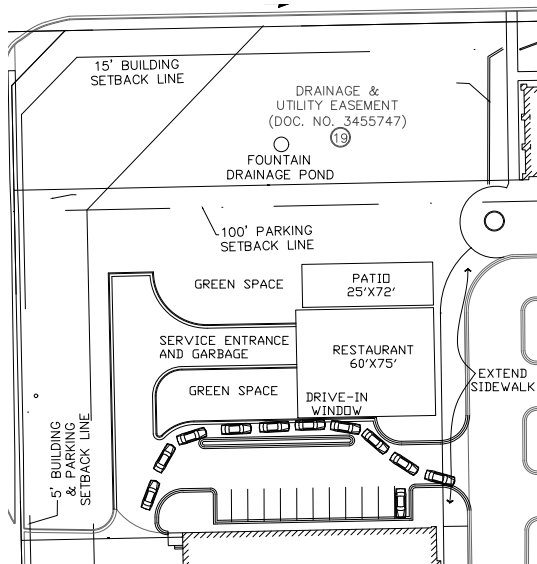
- 0.77 acres can accommodate up to 16,500 SF
- Drive thru and/or patio seating availability
- Retailers include FlowFit, David's Bridal, Guitar Center, Sports Clips, Fidelity Brokerage, Lasik Plus, Buffalo Wild Wings, Teriyaki Madness, Taco Libre, Victoria Nail and Spa, and Five Guys
- Shadow-anchored by Burlington, Best Buy, HomeGoods, Red Lobster and Olive Garden
- Primary access via I-94, the metro's major east-west artery (~100K VPD)
- 77% of the center is original tenancy
- Estimated population growth is 29% above average

Zoning

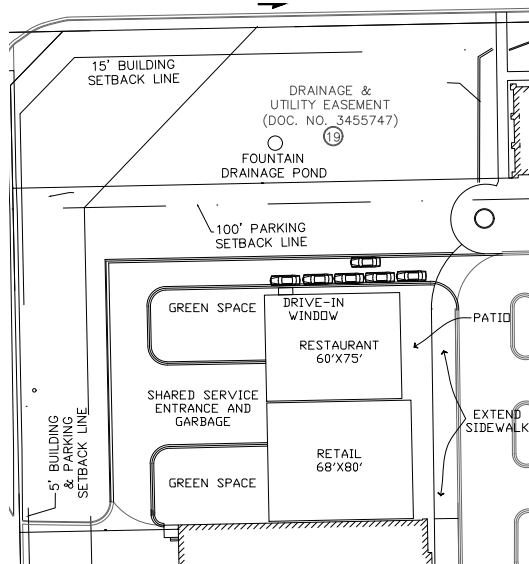
Zoning Legend

-  Community Commercial
-  Neighborhood Commercial
-  Limited Business
-  Gateway
-  General Industry
-  GS-PUD
-  HSPUD
-  PUD
-  Industrial / Office
-  R1 Very Low Density Residential
-  R2 Low Density Residential
-  R3 Low Density Residential
-  R4 Middle Density Residential
-  R5 High Density Residential
-  R6 Mobile Home District
-  Right-Of-Way
-  Tower
-  WB-PUD
-  Wetland

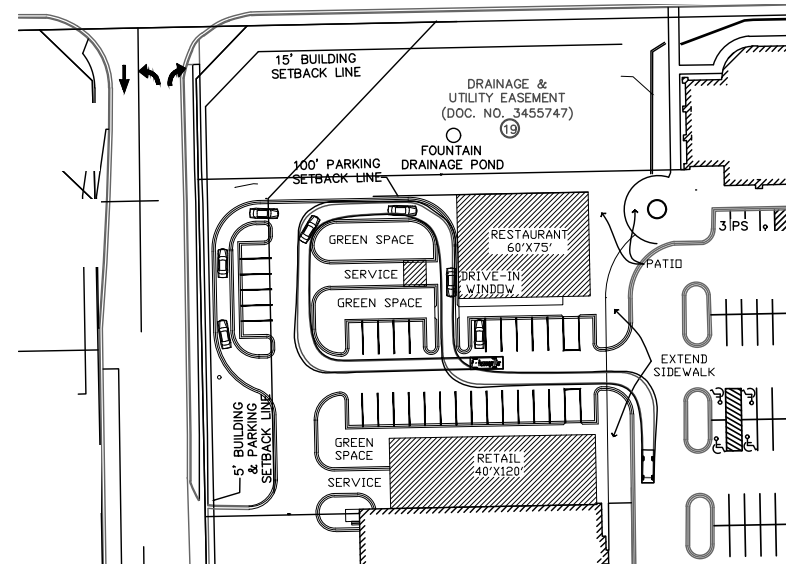




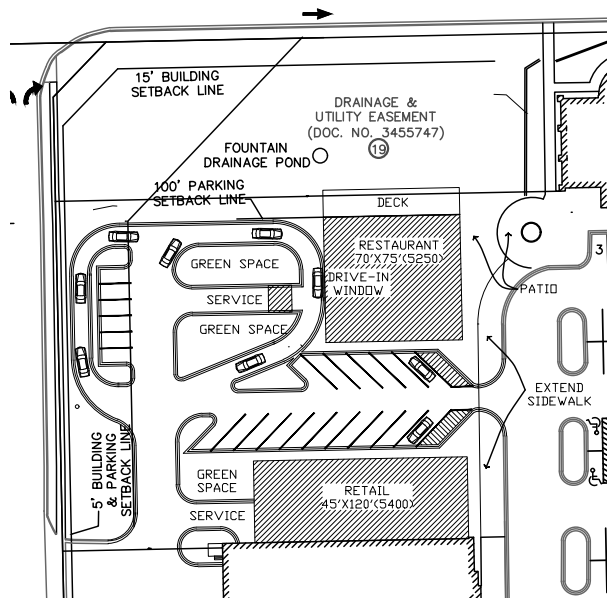
Concept Plan 1



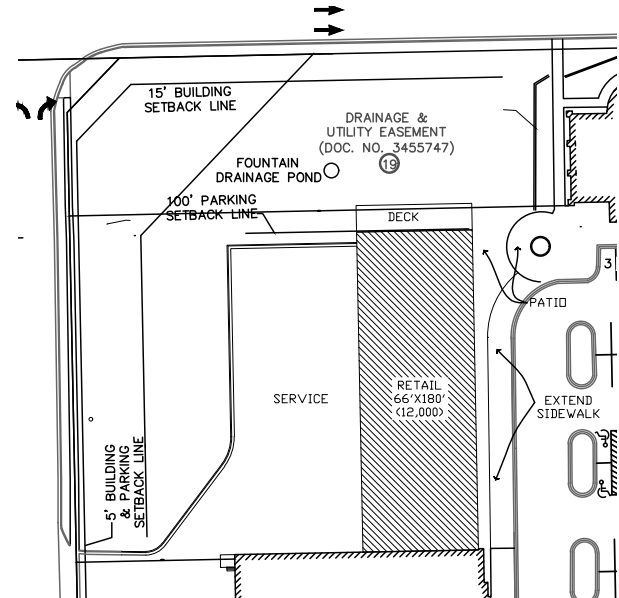
Concept Plan 2



Concept Plan 3



Concept Plan 4



Concept Plan 5

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	5,628	60,965	175,994
HOUSEHOLDS	2,540	24,500	65,409
AVG. INCOME	\$156,793	\$132,828	\$135,280



Hot Spots

- | | |
|-------------------------------------------|-----------------------|
| 1. Oakdale Village & Outlot | 7. Tartan High School |
| 2. Oak Marsh Golf Course and Event Center | 8. Trader Joe's |
| 3. Alamo Drafthouse Cinema | 9. Target |
| 4. Cabela's | 10. Sam's Club |
| 5. The Home Depot | 11. Walmart |
| 6. Costco | |

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LEASING AGENT

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SVP OF PROPERTY
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WELLINGTON
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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