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

Todd Kaufman
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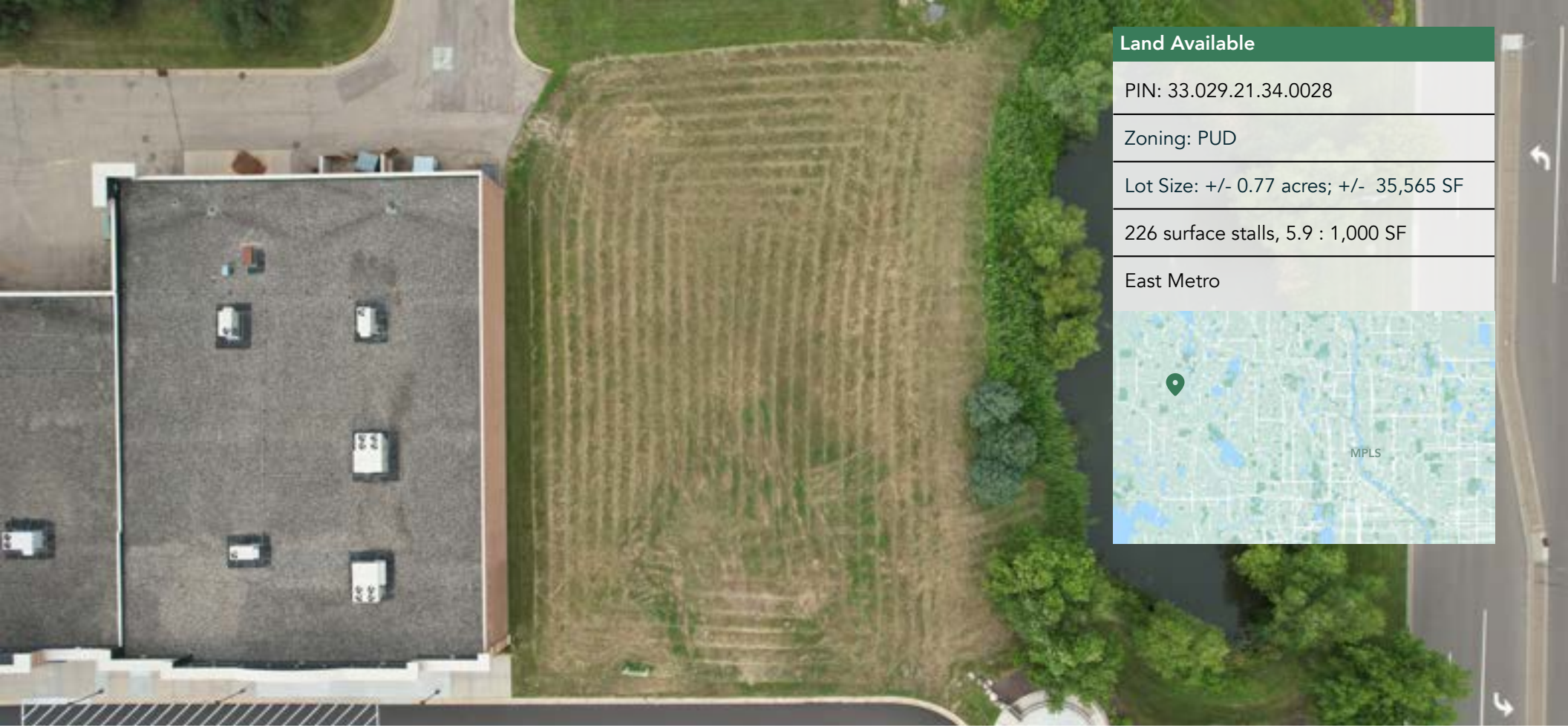


0.77-acre outlot adjacent to best-in-class retail center off I-94 in Oakdale.

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.

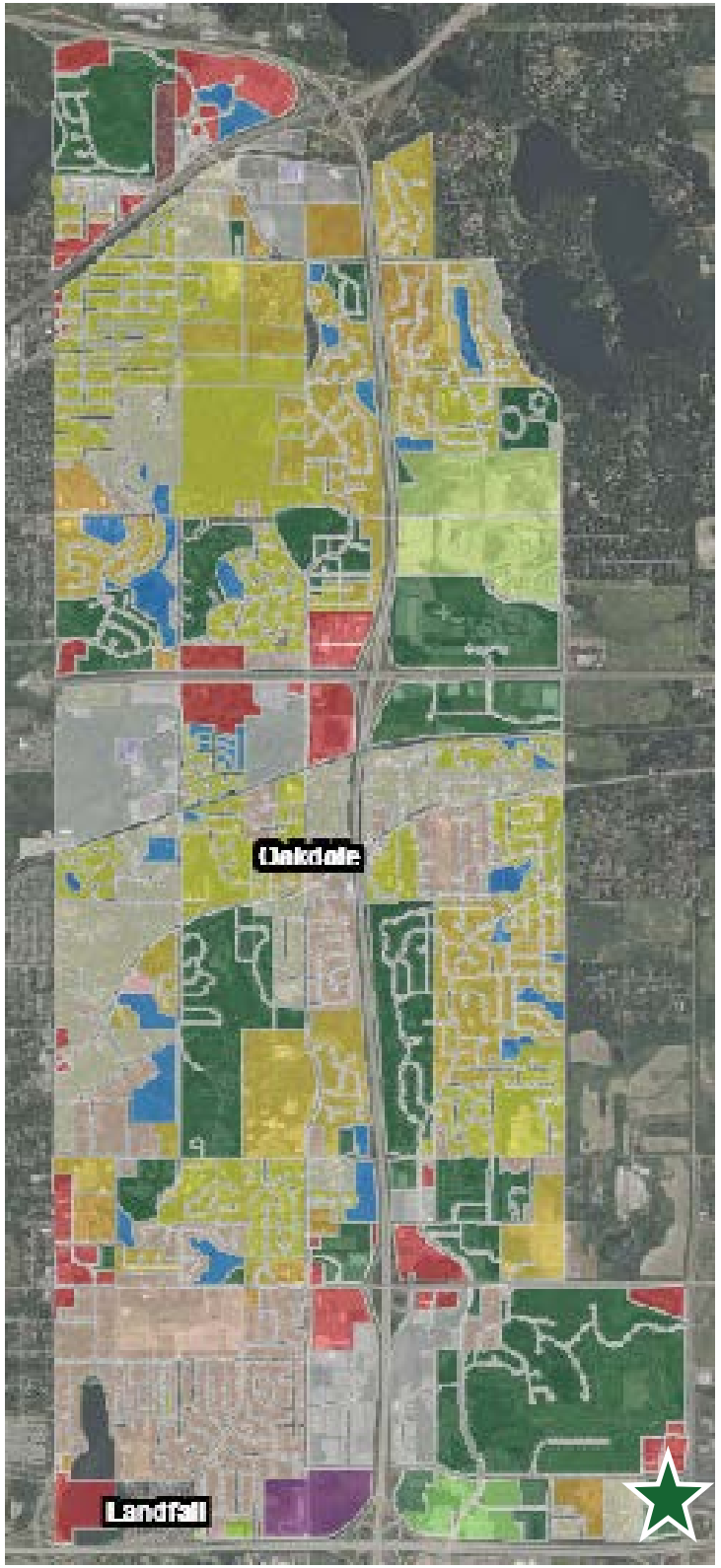
HIGHLIGHTS

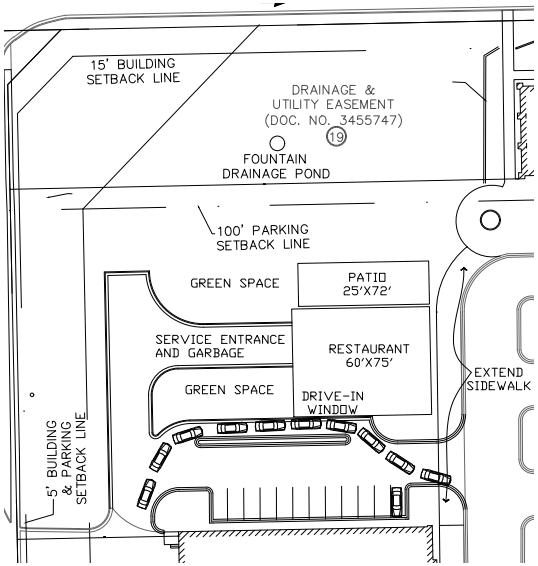
- 0.77 acres can accommodate up to 16,500 SF
- Drive thru and/or patio seating availability
- Retailers include FlowFit, David's Bridal, Guitar Center, Sports Clips, Fidelity Brokerage, Lasik Plus, Buffalo Wild Wings, Teriyaki Madness, Taco Libre, Victoria Nail and Spa, and Five Guys
- Shadow-anchored 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

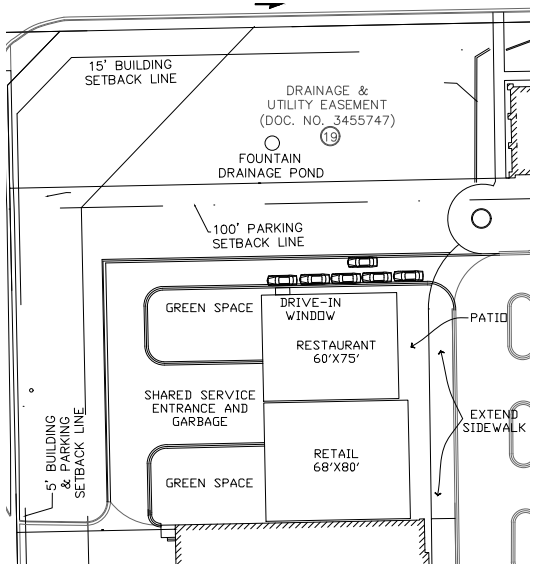
Zoning Legend

- Community Commercial
- Neighborhood Commercial
- Limited Business
- Gateway
- General Industry
- GS-PUD
- HSPUD
- Industrial / Office
- PUD
- 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

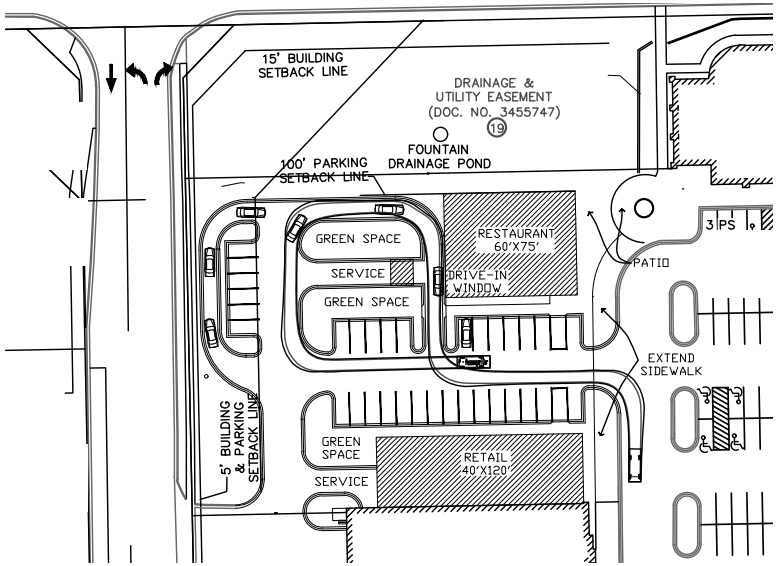




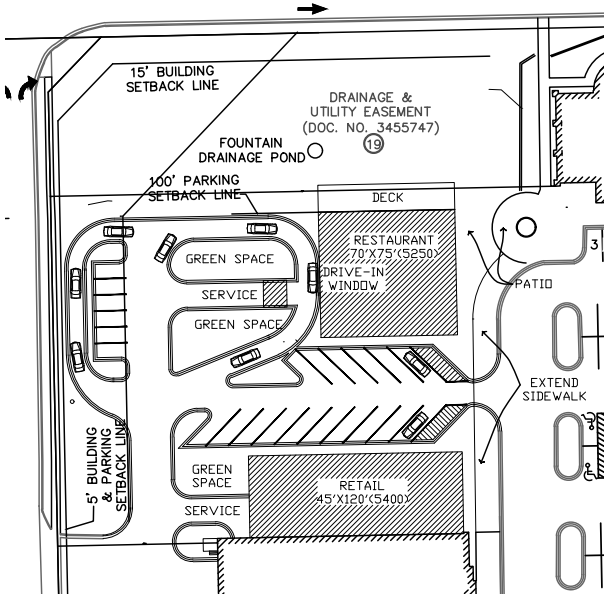
Concept Plan 1



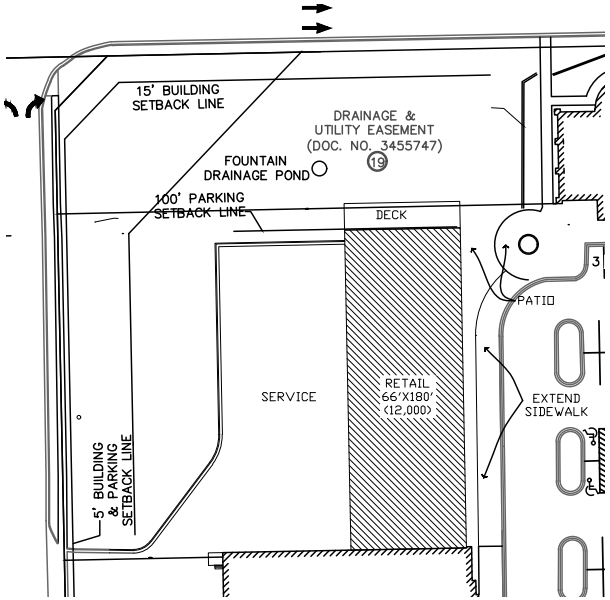
Concept Plan 2



Concept Plan 3

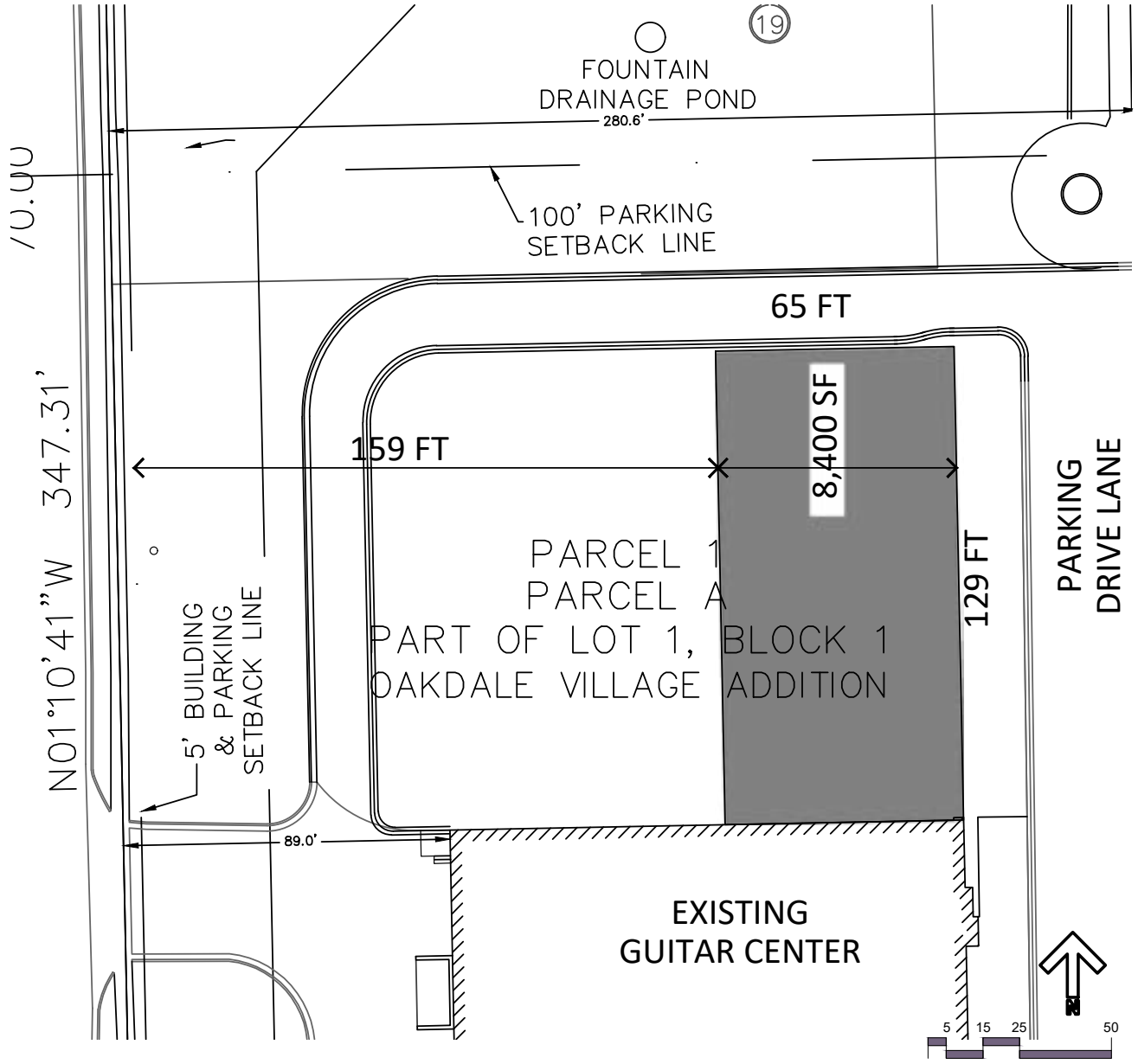


Concept Plan 4



Concept Plan 5

Drive-Thru Concept Plan



ABOVE REPRESENTS THE OPTION FOR DRIVE-THRU AT THE BUILDING. BUILDING IS 8" FROM ADJACENT BUILDING AND ALL OPTIONS ARE 145' ALONG PARKING. NORTH BUILDING LINE IS APPROXIMATELY 21' FROM WHAT WE PERCEIVE TO BE THE POND TOP EDGE. THIS OPTION IS 8,400 SF 65'X129'. THIS OPTION LEAVES 159' FROM BUILDING REAR TO BUILDING AND PARKING SETBACK LINE.

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

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LEASING AGENT

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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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