

# Oakdale Village

8301-8368 3rd Street N  
Oakdale, MN 55128

Eric Olsen  
651-999-5539  
eolsen@wellingtonmgt.com



**WELLINGTON**  
MANAGEMENT





#### Space Available

Owner, Manager, Leasing

55,00 SF, 1,702 SF available

East Metro

226 surface stalls, 5.9 : 1,000 SF

#### HIGHLIGHTS

- Retailers include FlowFit, David's Bridal, Guitar Center, Sports Clips, Fidelity Brokerage, Lasik Plus, Buffalo Wild Wings, Urban Wok, Teriyaki Madness, Taco Libre, Victoria Nail and Spa and Five Guys
- Shadow-anchored by Burlington, Best Buy, HomeGoods, Red Lobster and Olive Garden
- 77% of the center is original tenancy
- Population within trade area is 251K; AHHL is \$117,000
- Estimated population growth is 29% above average
- Vacancy is second-generation restaurant space

#### 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. 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.



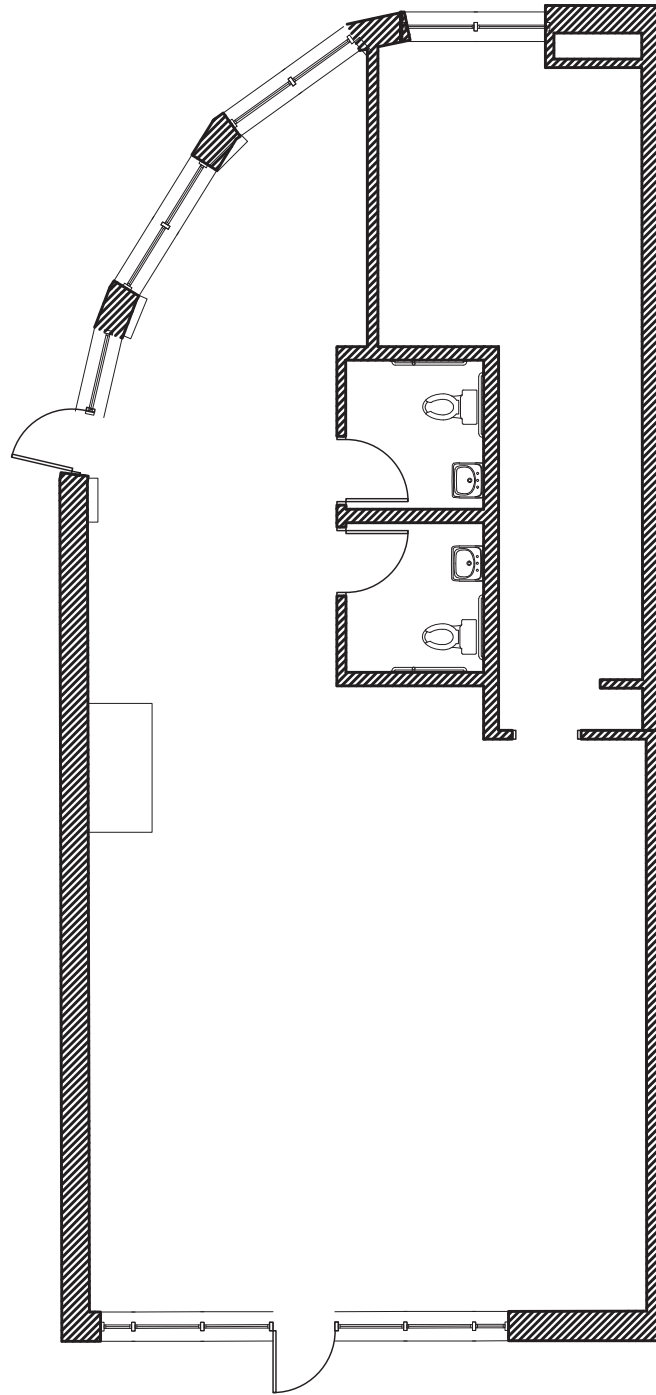
# Available Space



Suite 8368 - 1,702 SF

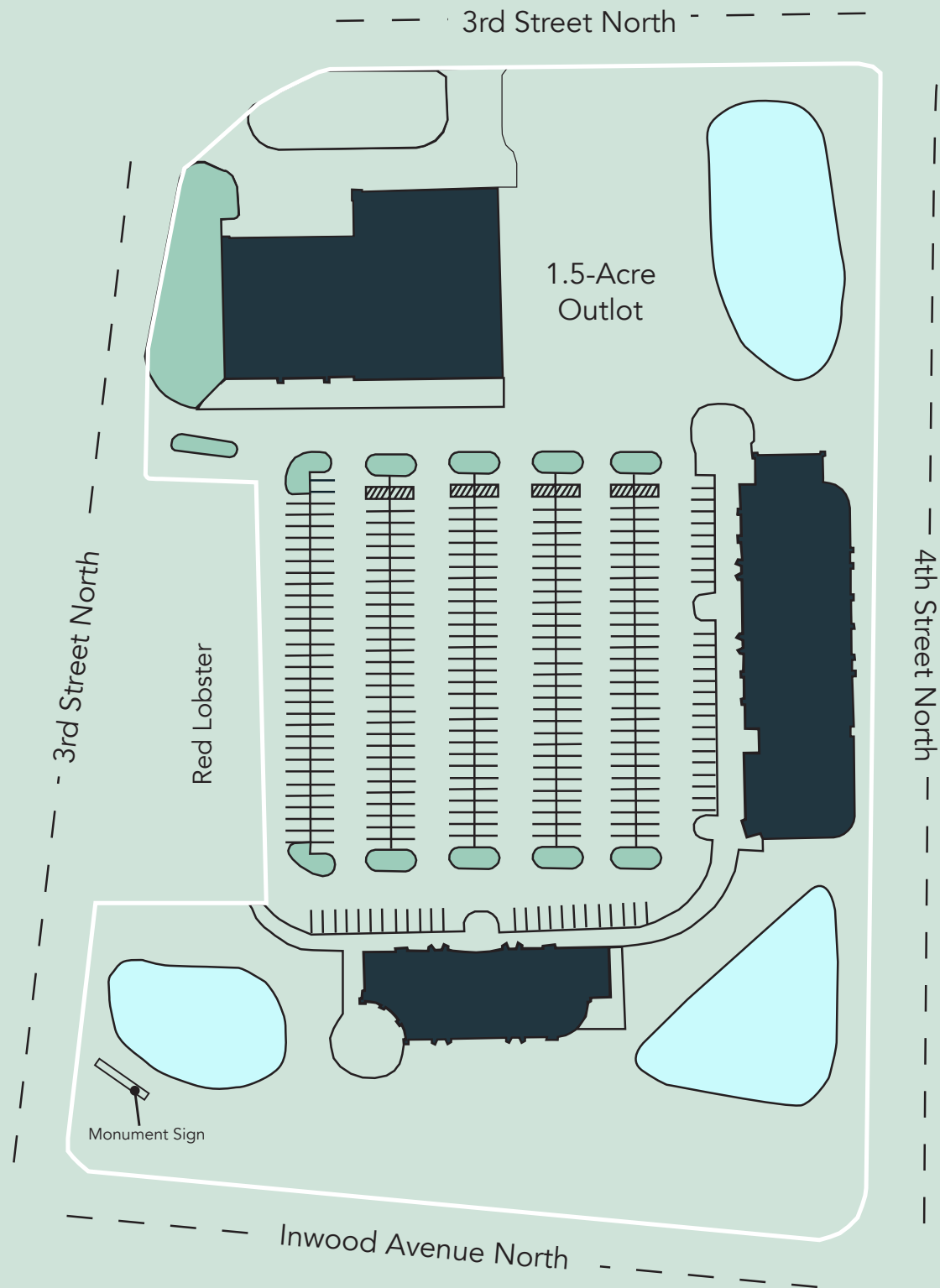
3D Tour [!\[\]\(666e09182d4cd268646ea700ea60dcdf\_img.jpg\)](#)

# Vacancy Floor Plan



Suite 8368 - 1,702 RSF

# Site Plan

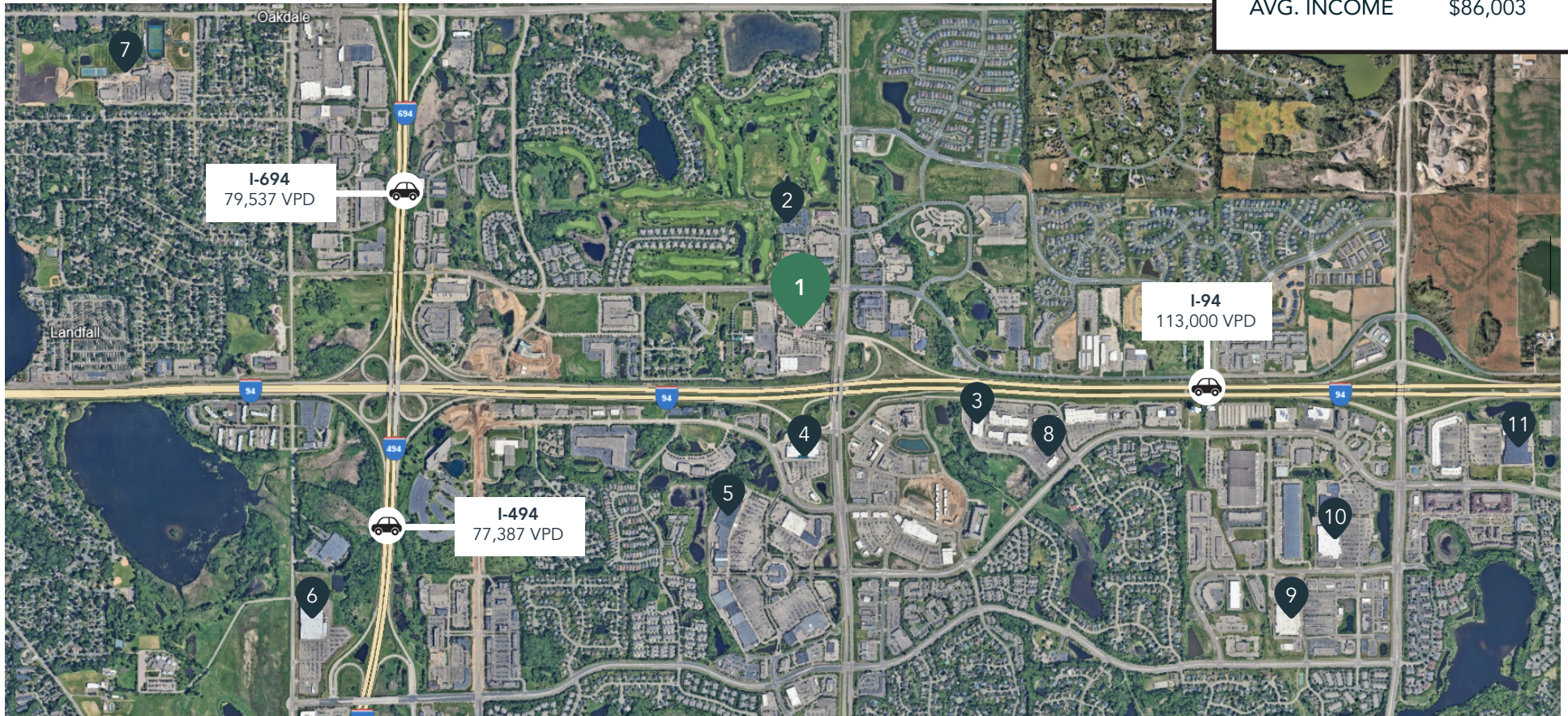




# The Neighborhood

## Oakdale Demographics

POPULATION	28,303
HOUSEHOLDS	11,357
AVG. INCOME	\$86,003



## Hot Spots

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

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PROPERTY MANAGER  
LEASING AGENT

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**WELLINGTON**  
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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.

Main (651) 292-9844  
Fax (651) 292-0072  
[wellingtonmgt.com](http://wellingtonmgt.com)

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