

Oakdale Village

8301-8368 3rd Street N
Oakdale, MN 55128

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WELLINGTON
MANAGEMENT



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.

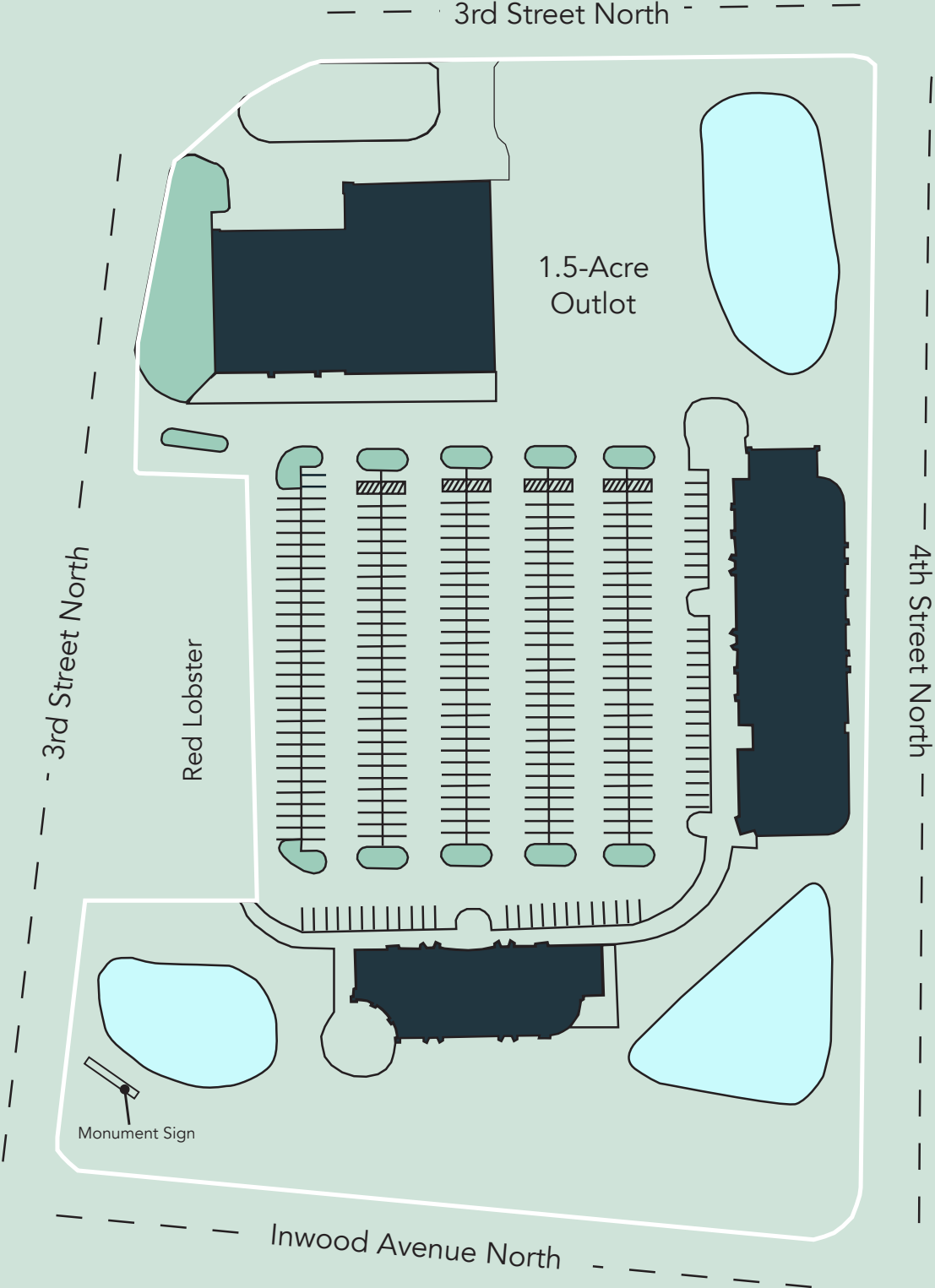
Shadow anchors include Best Buy, Burlington and HomeGoods, with free-standing Red Lobster and Olive Garden restaurants complementing the site. Together, these shadow anchors, restaurants and visibility from I-94 draw significant consumer traffic from the surrounding trade area.

HIGHLIGHTS

- 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
- 77% of the center is original tenancy
- Estimated population growth is 29% above average

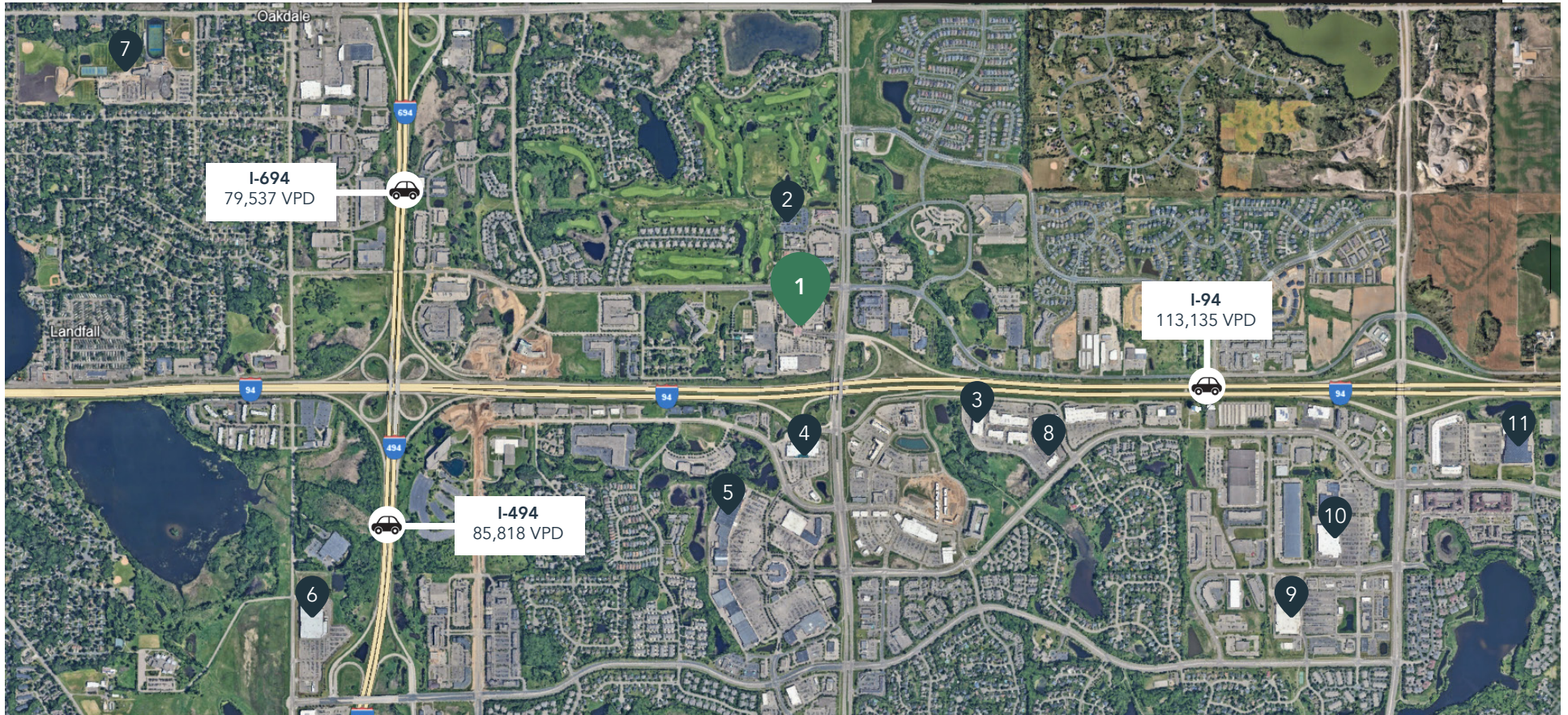
Fully Occupied	
Owner, Manager, Leasing	
55,500 SF	
East Metro	
226 surface stalls, 5.9 : 1,000 SF	

Site Plan



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