# 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.

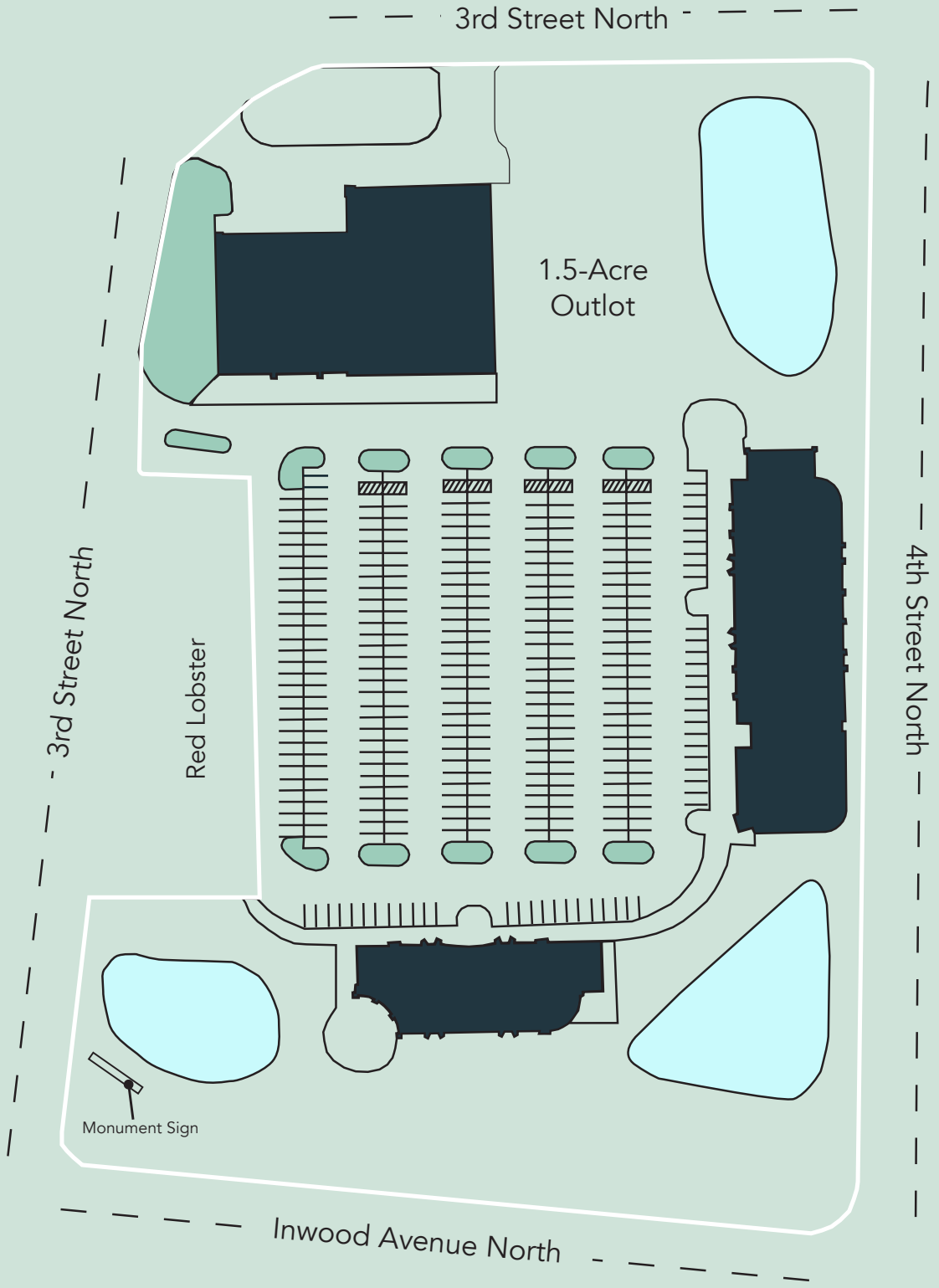
Shadow anchors include Best Buy, Burlington and HomeGoods, with free-standing Red Lobster and Olive Garden restaurants complementing the site. Together, these shadow anchors, restaurants and visibility from I-94 draw significant consumer traffic from the surrounding trade area.

## 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


3rd Street North
1.5-Acre
Outlot
3rd Street North
Red Lobster
4th Street North
Monument Sign
Inwood Avenue North

# 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
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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PROPERTY MANAGER
LEASING AGENT

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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.

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