

PHASE II | RETAIL FOR LEASE OR BTS

# OAK PARK PONDS SHOPPING CENTER

Neal Ave & 58th Street | Oak Park Heights, MN



STILLWATER AREA  
HIGH SCHOOL

CONTACT

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 **TRANSWESTERN**

NOVA SCOTIA AVE

58TH ST N

# OVERVIEW



## PROPERTY INFORMATION

- Location: Neal Ave & 58th St
- Description: 10,000 sf Phase II Retail | Service Building
- Zoning: Commercial
- Available: Now



## AVAILABLE FOR LEASE

- 1,200 sf - 10,000 sf



## DEMOGRAPHICS

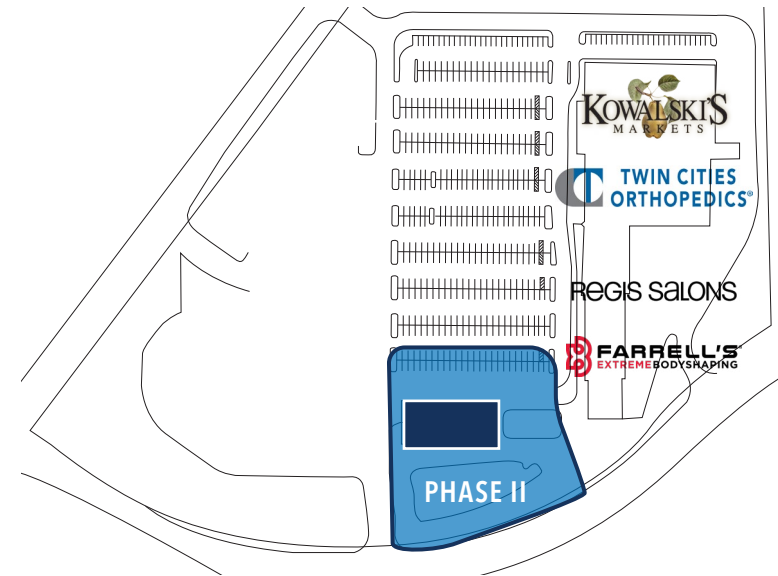
Radius:	1 Mile	3 Mile	5 Mile
Population	4,064	28,556	44,144
Median HH Income	\$99,934	\$87,824	\$97,582
Average HH Income	\$84,015	\$76,074	\$84,211

*\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



## TRAFFIC COUNTS

- 31,000 vpd - Highway 36
- 22,000 vpd - Stillwater Blvd



## HIGHLIGHTS

Located in the Stillwater/Oak Park Heights retail district and anchored by Kowalski's, the area's only upscale grocer serving all of Stillwater, Oak Park Heights and western Wisconsin. Endcap and inline spaces as well as build-to-suit opportunities available. Located in a well established shopping center, this phase II building offers great visibility and easy access from Highway 5, 58th Street, and Neal Avenue.

## AREA TENANTS



## CONTACT

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