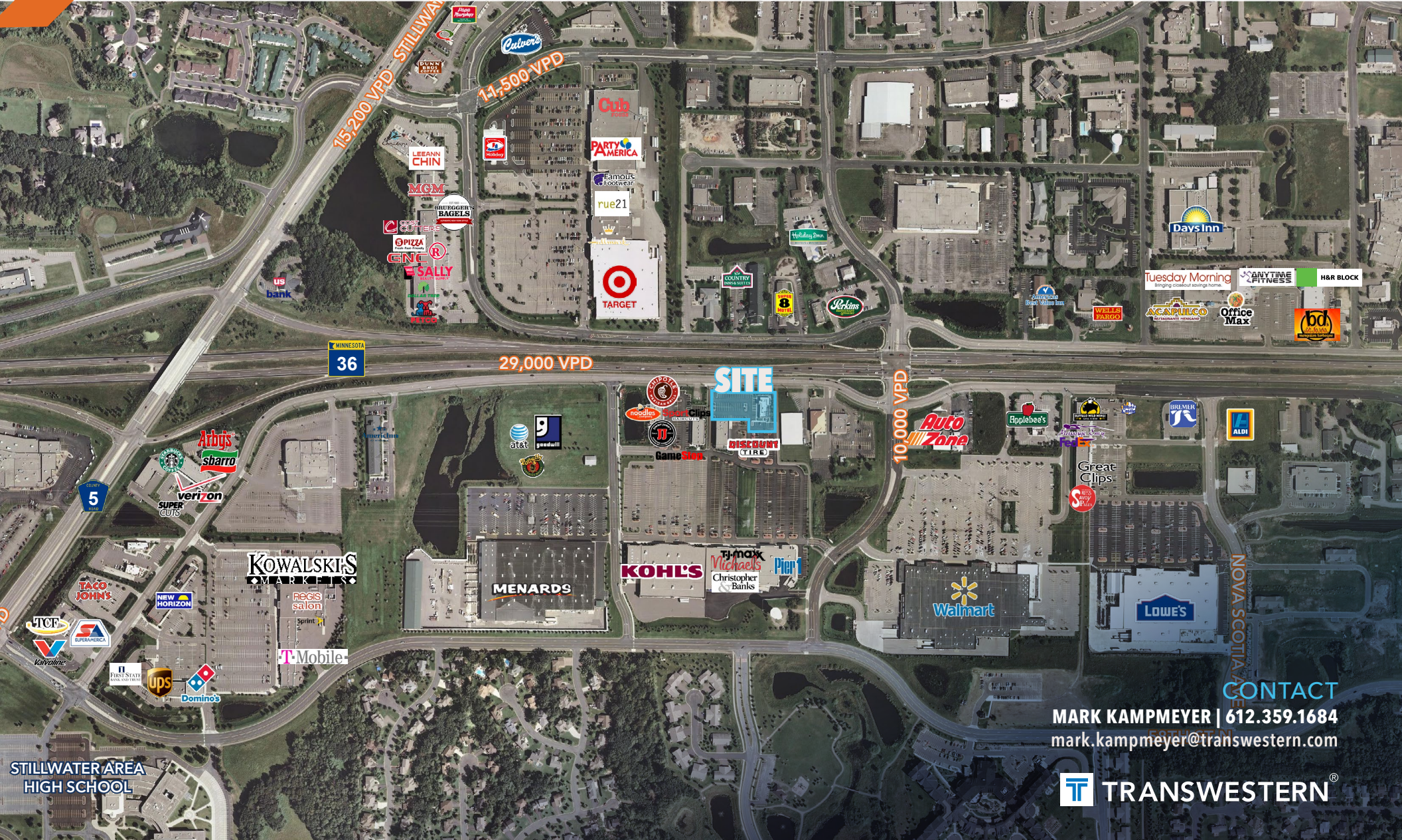


RETAIL SPACE FOR LEASE | REDEVELOPMENT

# FORMER RUBY TUESDAY

SEQ Stillwater Blvd & Hwy 36 | Oak Park Heights, MN 55082



CONTACT

MARK KAMPMEYER | 612.359.1684  
mark.kampmeyer@transwestern.com

 **TRANSWESTERN**



# OVERVIEW

## SITE INFORMATION

- Address: 13375 60th Street N | Oak Park Heights, MN 55082
- GLA: 5,225 SF
- Description: Freestanding building for restaurant or retail use

## AVAILABLE FOR LEASE

- 5,225 SF

## HIGHLIGHTS

- Lease existing 5,225 sf building, or BTS re-development opportunities
- Excellent exposure and access to Highway 36
- Over 31,000 vehicles per day on Hwy 36 and over 10,000 on Norell Ave North
- In the heart of retail district of Stillwater, also serving Oak Park Heights and western Wisconsin
- New Hwy 36/ Stillwater Bridge to Wisconsin now open



## TRAFFIC COUNTS

- 31,000 vpd on Highway 36
- 10,00 vpd on Norell Ave N

## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	5,458	30,831	46,616
Median HH Income	\$65,488	\$76,497	\$85,432
Average HH Income	\$92,874	\$104,319	\$113,327

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

## CO-TENANTS



## CONTACT

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# REDEVELOPMENT OPTIONS

## FORMER RUBY TUESDAY

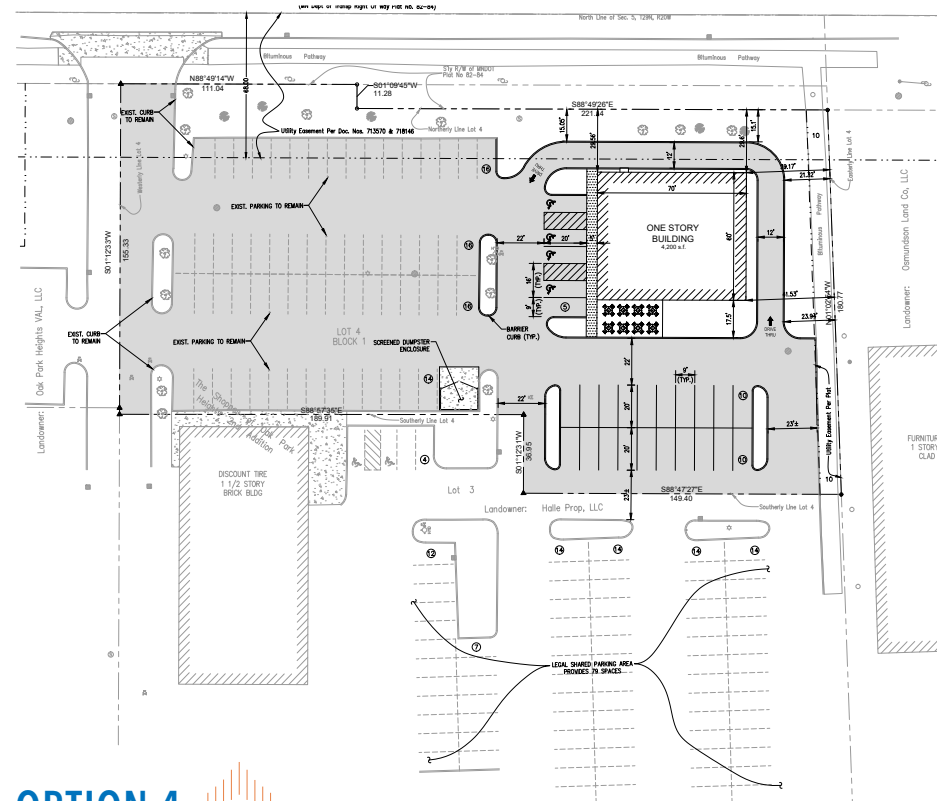
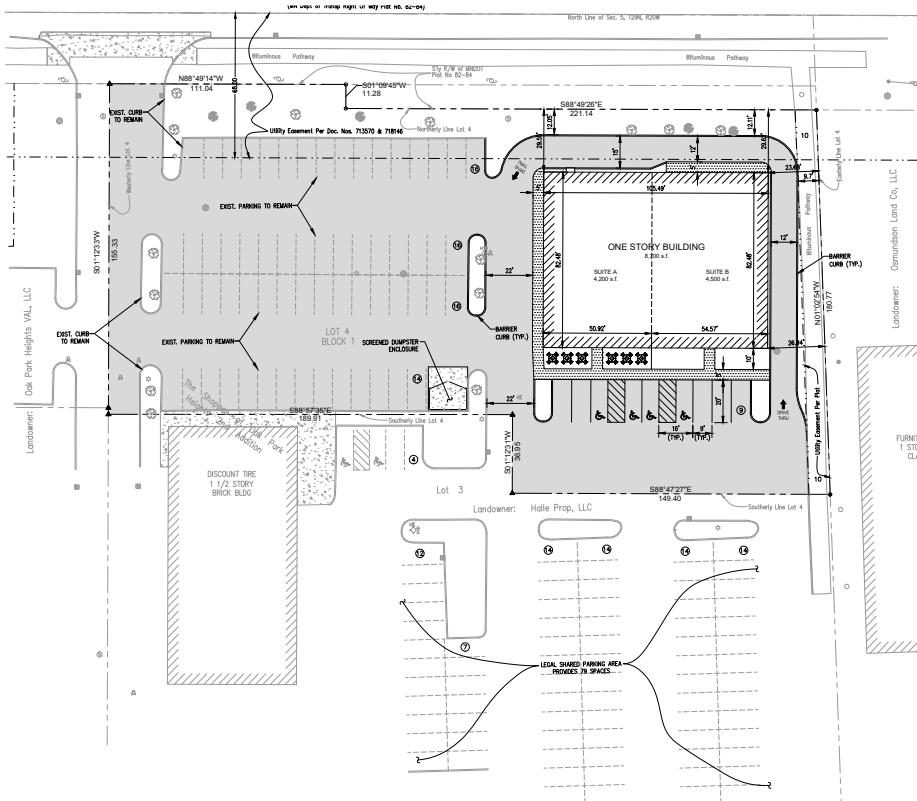
13375 60TH ST N | OAK PARK HEIGHTS, MN 55356

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### OPTION 3



### OPTION 4

