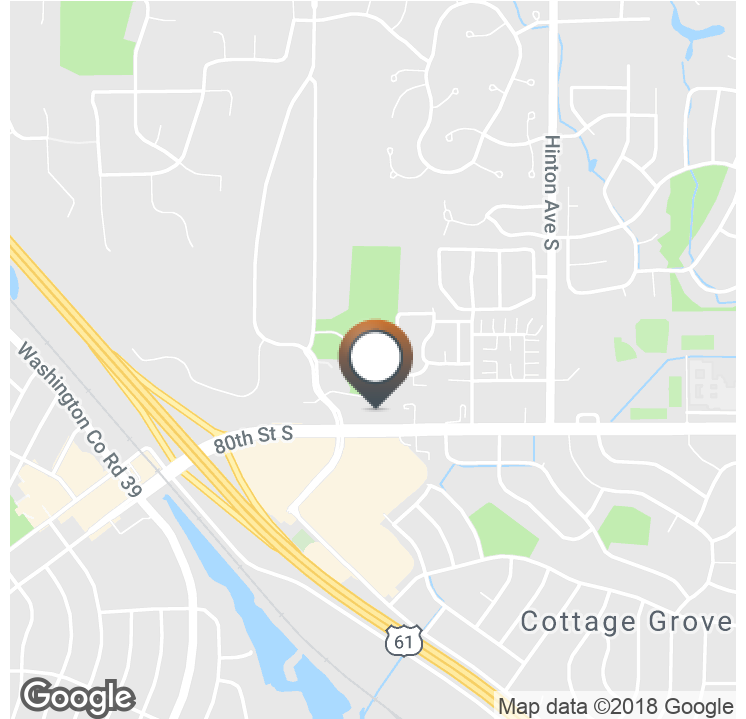




OAK PARK COMMONS

7420-7420 80th Street South,
Cottage Grove, MN 55016



OFFERING SUMMARY

Available SF: 1,200 - 2,211 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 2.98 Acres

Building Size: 30,122 SF

PROPERTY OVERVIEW

Prime Office and Retail Space Available

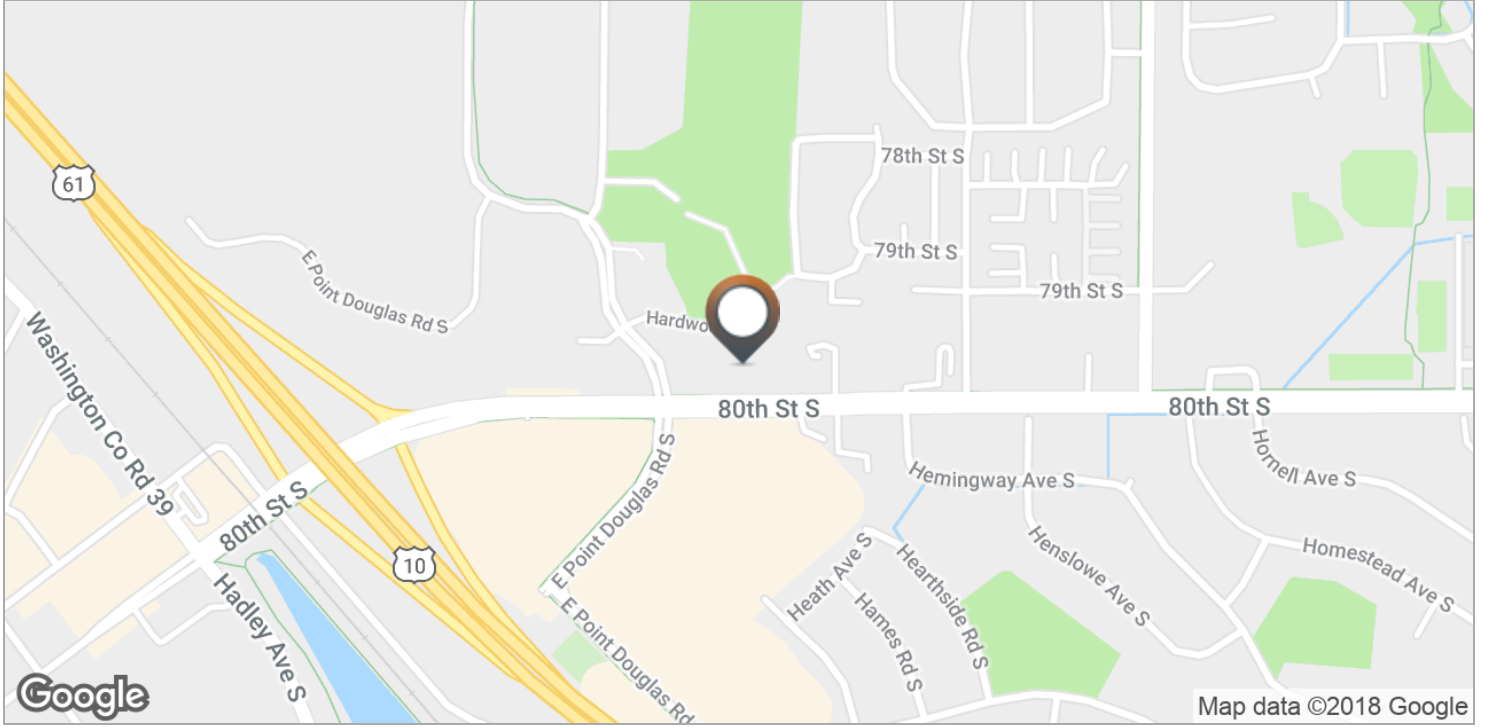
2,211 SF of office space.

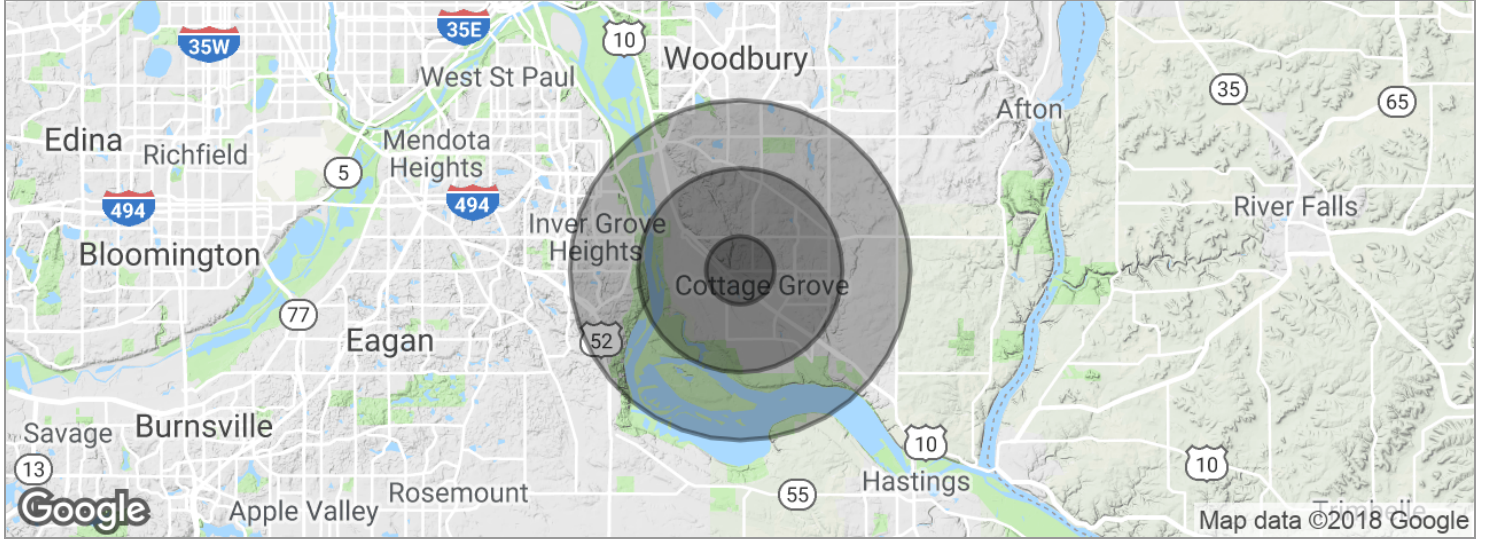
1,200 SF of retail space.

Negotiable Lease Rates! Operating expenses estimated at \$9.58 psf /year

PROPERTY HIGHLIGHTS

- This Project Includes a Variety of Tenants Including: Subway, H&R Block, Great Clips and Edward Jones.
- Highly Visible - Significant Traffic on 80th Street
- Surrounding Businesses Include: Kohl's, Culvers, Starbucks, Caribou Coffee, Walgreens, Jimmy John's, Anytime Fitness, TJ Maxx, Homegoods, Chipolte, Noodles and Company and HyVee .





POPULATION

1 MILE

3 MILES

5 MILES

Total population	6,205	36,402	84,559
Median age	33.6	33.6	34.6
Median age (Male)	34.5	34.4	34.6
Median age (Female)	32.4	32.9	34.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,165	12,587	29,986
# of persons per HH	2.9	2.9	2.8
Average HH income	\$81,116	\$86,049	\$90,721
Average house value	\$237,203	\$223,086	\$226,234

* Demographic data derived from 2010 US Census

