

# Oak Park Commons

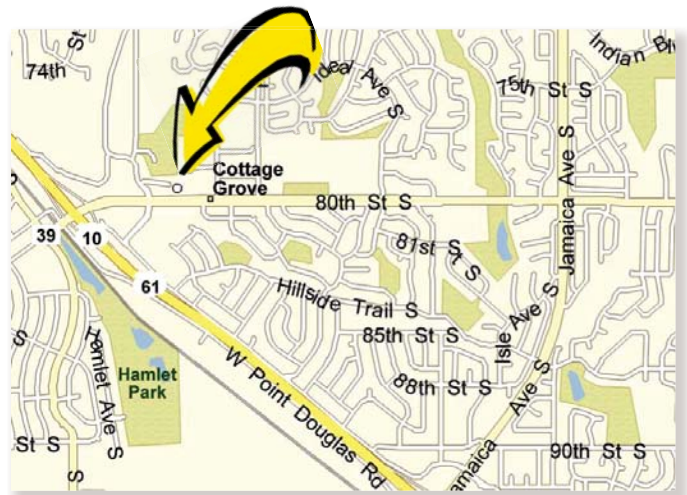
7420 80th St S, Cottage Grove, Minnesota 55016

**OFFICE SPACE FOR LEASE ALONG THE 80TH STREET CORRIDOR....**



## Property Highlights:

- Clean second level professional office space available for lease.
- This project is about 95% leased, and includes a variety of tenants including: Subway, H& R Block, Tom Moy's Cafe, Great Clips, Optical services, and Dental.
- 2,211 sq ft office suite available. Lease rates starting at \$16 per sq ft, Net.
- Contact our leasing agent for additional information:  
*Derrick Jensen*  
DD: 651.209.9614  
E: [Derrick@Suntide.com](mailto:Derrick@Suntide.com)



# Oak Park Commons

7420-7430 80th St S, Cottage Grove, Minnesota 55016 (Washington County)

2010 Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,584	40,640	80,800
Households	3,404	13,966	29,305
Avg. HH Income	\$83,862	\$93,304	\$96,202

## Aerial Map



## Additional Details

Tenants and visitors alike enjoy the easy access at Oak Park Commons.

Join notable retailers in the neighborhood including: Kohl's, Ruby Tuesday's, Rainbow Foods, TCF Bank, Perkins, the American Motorsports Bar & Grill, and LA Fitness.

2009 Traffic estimates include 42,500+ vpd along Highway 61, and more than 17,500 vpd along 80th Street South.

Parking on site. Great space for a professional office or service provider.

2011 Ops estimated at \$8.48 psf.

Contact Derrick Jensen for a showing today.

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