



OAK PARK COMMONS

COTTAGE GROVE, MN

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Project Highlights:

- Oak Park Commons is a two-building project located in Cottage Grove, MN.
- This project is already 95% leased with a nice variety of local and national tenants including: Subway, Tom Moy Café, H&R Block, Great Clips, Optical services, and several dental offices.
- Tenants and shoppers alike enjoy the easy access from 80th St/ Hwy 61 and visibility that this site features. Additional parking in both the front and rear makes Oak Park Commons all the more appealing.
- Oak Park Commons fronts 80th Street South, and overlooks Oakwood Park.
- Competitive rents and very reasonable tax/CAM featured at this beautifully maintained project.
- Only one office space remains.
- Contact listing agent Derrick Jensen today for a showing or for more information.





OAK PARK COMMONS

COTTAGE GROVE, MN

Location 7420-7430 80th Street S, Cottage Grove, MN 55016 (Washington County)

Building SF 29,200 sf within 2 stories and situated on 2.9 acres

Available Office: 2,211 sf suite

Lease Rate \$16.00 psf, NNN (dependant upon use)

2010 Tax \$4.96 psf, estimated

2010 CAM \$3.04 psf, estimated

Nearby Retail Walgreen's, Home Depot, Ruby Tuesday's, Rainbow Foods, Starbuck's

Co Tenants Subway, Allstate Insurance, Salon 80, Great Clips, Midwest Foot & Ankle, several dental offices, Optical services, and Tom Moy Asian Restaurant amongst others.

Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,529	40,201	79,975
Households	3,360	13,745	28,859
Avg. HH Income	\$82,170	\$94,781	\$98,901

Traffic Counts
(MnDot 2005)

Highway 61: 30,000 vpd

80th Street: 20,700 vpd

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