



# OAKDALE SHOPPES II

## OAKDALE, MN

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NAT'L MEMBERS  
OF:



**Locally Owned  
And Professionally  
Managed!**



### Property Highlights:

Oakdale Shoppes II is a well-maintained retail-service neighborhood center with great visibility, access and signage on Hwy 120/Century Ave/ Geneva.

This Center is convenient to the U.S. Post Office and is *within minutes* of several major roadways including: I-494, I-94 and I-694.

Spaces available from 1,500 to 1,863 square feet.





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**Location** 1021-1165 Geneva Ave N, Oakdale, MN 55128 (Washington County)

**GLA** 16,080 sf within 2 buildings

**Available** 1,500-1,863 sf suites

**Lease Rate** \$10-\$12 psf, NNN

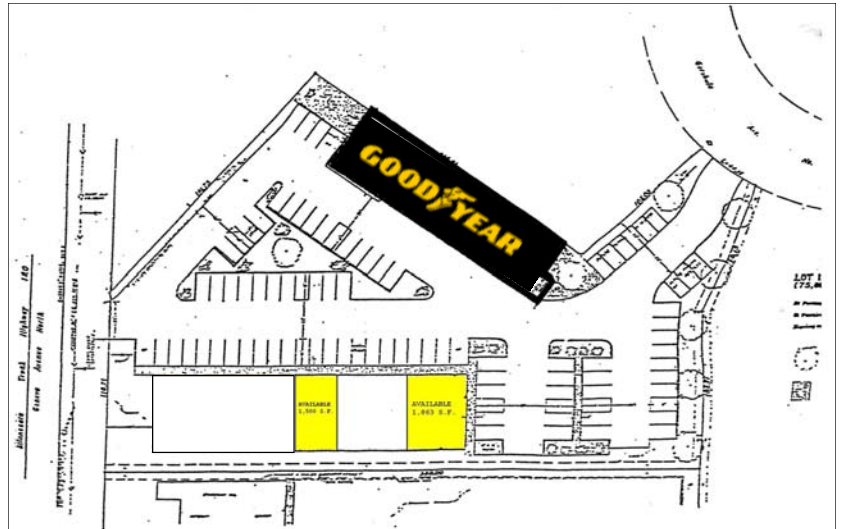
**2010 CAM** \$1.57 psf, est.

**2010 Taxes** \$3.01 psf, est.

**Parking** Ample on-site

**Space Usage** Retail

**Nearby Retailers** Goodyear Tire, Subway, Walgreen's, Clean 'N Press, Checker Auto Parts, Kennedy Transmission, McDonald's, and others!



<b>Demographics</b> (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,330	88,987	203,343
Households	3,626	35,616	76,427
Avg. HH Income	\$67,119	\$72,282	\$79,268

**Traffic Counts**  
(2007)

Century Ave: 14,200 vpd

10th Street: 16,000 vpd

**Contact**

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