



# OAKDALE SHOPPES I

## OAKDALE, MN

Suntide Commercial  
Realty, Inc.  
2550  
University Ave W  
Suite 416 S  
St. Paul, MN 55114  
[www.suntide.com](http://www.suntide.com)

F  
O  
R  
L  
E  
A  
S  
E

### CONTACT

Jodi Walfoort  
651.209.9628  
[jodi@suntide.com](mailto:jodi@suntide.com)

NAT'L MEMBERS  
OF:



Locally Owned  
And Professionally  
Managed!



### Property Highlights:

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

Major Tenants include: Checker Auto, Subway, and Liberty Tax

Only one space is available; please contact Jodi for more information.





# OAKDALE SHOPPES I

## OAKDALE, MN

### Location

1179-1191 Geneva Ave N, Oakdale, MN 55128 (Washington County)

### GLA

16,560 sf within 2 buildings

### Available

1,200-4,820 sf

### Lease Rate

\$12.00-\$14.00 psf, NNN

### 2010 CAM

\$2.16 psf, est.

### 2010 Taxes

\$3.27 psf, est.

### Parking

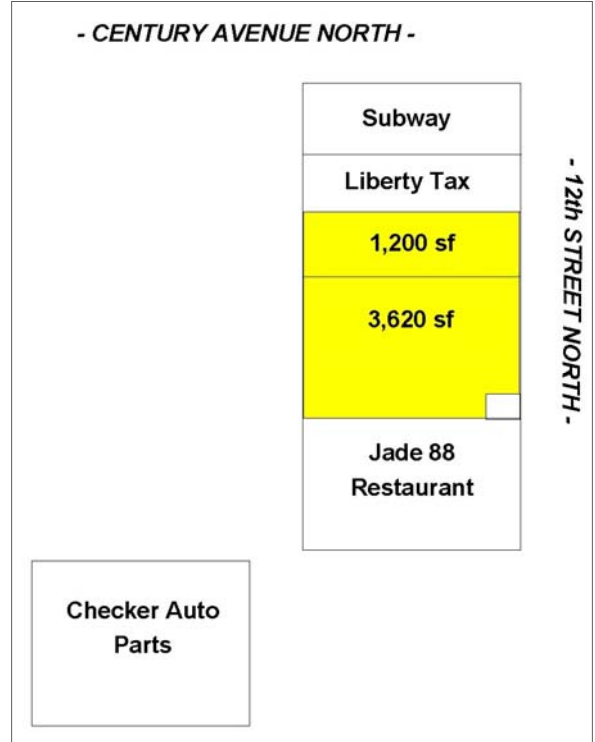
84 stalls on-site

### Space Usage

Retail/Svc/Office

### Nearby Retailers

Goodyear Tire,  
Walgreen's,  
Kennedy Transmission,  
McDonald's, and others!



### Demographics

(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

(MNDOT 2007)

Century Ave: 14,500 vpd

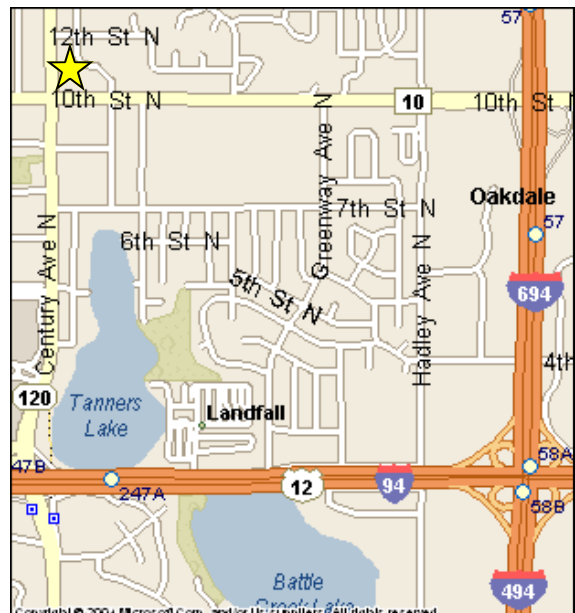
10th Street: 16,000 vpd

### Contact

Jodi Walfoort  
651.209.9628  
[jodi@suntide.com](mailto:jodi@suntide.com)

### Website

[www.suntide.com](http://www.suntide.com)



The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty, Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty, Inc disclaims all liabilities in connection with any inaccuracies or incompleteness.