

# OAK PARK HEIGHTS RETAIL CENTER

## Oak Park Heights, MN

### For Lease



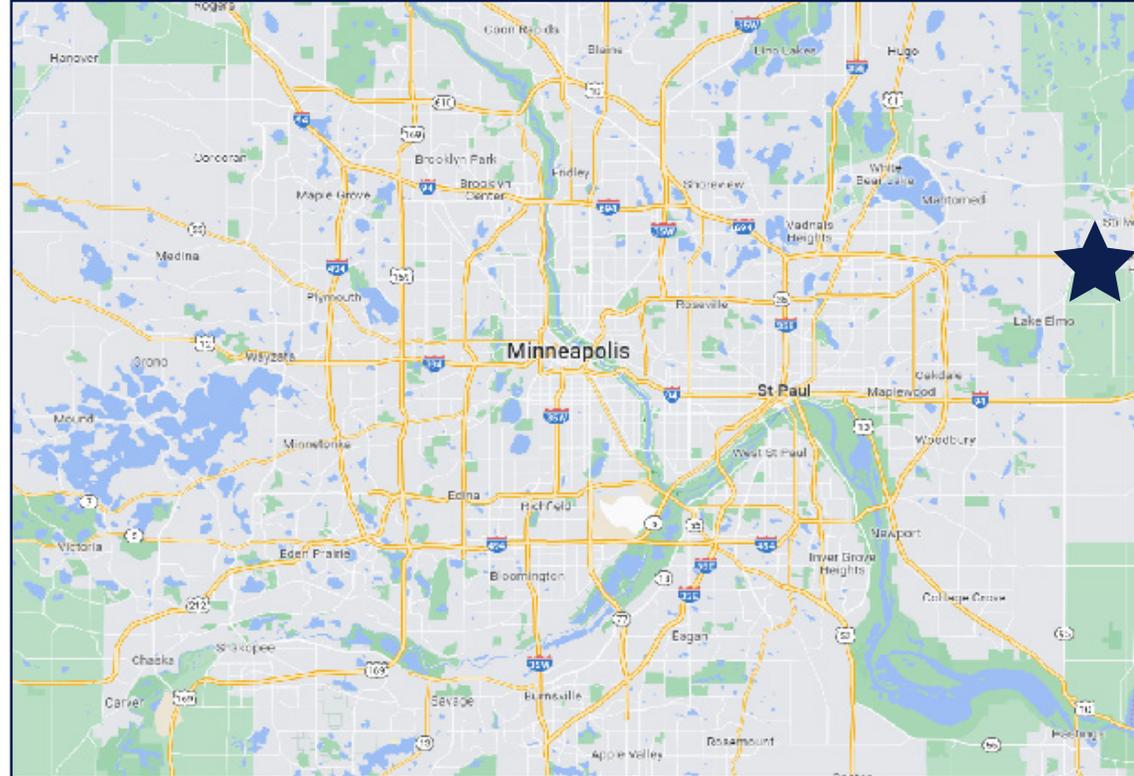
**UPLAND**  
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<b>ADDRESS</b>	5980 Neal Ave N
<b>CITY, STATE</b>	Oak Park Heights, MN
<b>BUILDING SIZE</b>	11,775 SF
<b>LOT SIZE</b>	1.37 Acres
<b>LEASE RATE</b>	Negotiable
<b>TAXES &amp; CAM 2022</b>	\$10.75
<b>PARKING / RATIO</b>	5:1,000
<b>ZONING</b>	B-2
<b>COUNTY</b>	Washington
<b>YEAR BUILT</b>	2006



**HIGHLIGHTS**

- Located in the major trade area of Oak Park Heights
- Walking distance to Stillwater High School
- Hwy 36 bridge was complete in August, 2017 crossing the St. Croix River between Minnesota and Wisconsin creating easier access to the center

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	3,546	30,113	46,419
<b>MEDIAN AGE</b>	55.8	44.6	45.0
<b>MEDIAN HH INCOME</b>	\$96,662	\$111,290	\$120,616
<b>AVERAGE HH INCOME</b>	\$134,003	\$152,359	\$167,825



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