

RETAIL FOR LEASE – 4FRONT

NEQ I-694 + 34TH ST N | OAKDALE, MN

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PROGRESS!

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the **OPPORTUNITY**

SITE DETAILS

- LOCATION:** NEQ of I-694 + 34th St N | Oakdale, MN
- AVAILABILITY:** 2,200 SF - 5,000 SF
- HIGHLIGHTS:**
- × Multi-use campus | retail | medical | office
 - × Over 2,000 new homes/units under construction
 - × Two (2) access points off 34th Street
 - × Drive-thru opportunities
 - × Pylon signage available
 - × Fast paced growth area

TRAFFIC COUNTS

- × 82,958 vpd - I-694
 - × 15,008 vpd - 34th St
- [2021: Placer.ai]

AUDIENCE PROFILE

[5-mile radius - Placer.ai est.]



Population
161,720



Med Income
\$75,169



Daytime Pop
161,427



Households
59,655



Med Age
35.75



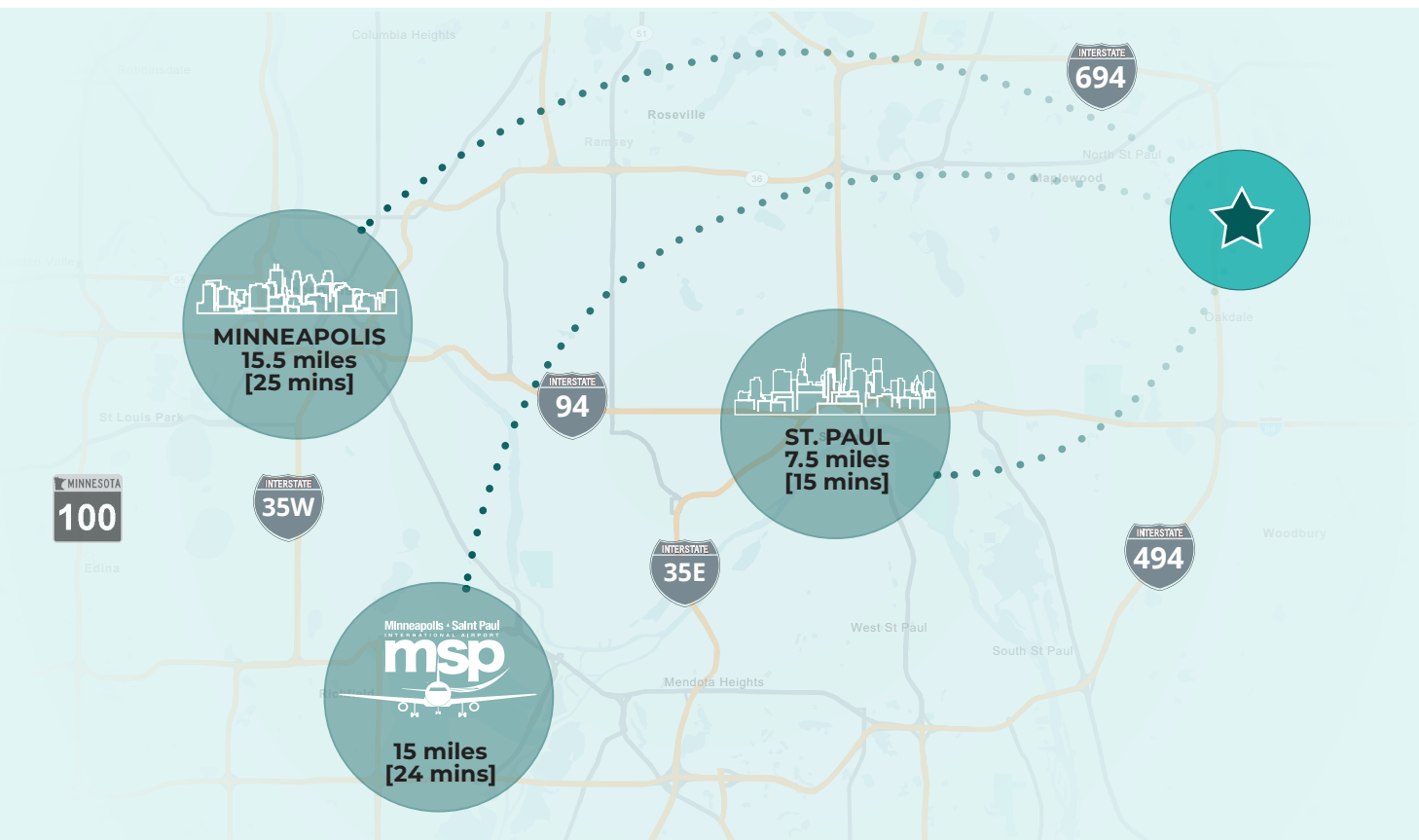
Housing Units
2,500 u/c
1,400 proposed



Families
22,722



5-High Schools
5,906 students



RETAIL SITE PLAN

AVAILABILITY

LOT 1: 3,200 SF | LOT 3: 3,500-5,000 SF | LOT 4: 2,200 SF



1,700 HOMES
BUILT OR U/C

retail leasing CONTACTS

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Minnesota State Patrol
A Division of the Minnesota Department of Public Safety

mi DEPARTMENT OF
TRANSPORTATION



82,958 VPD

34TH STREET 13,934 VPD

15,008 VPD

82,543 VPD

INTERSTATE
694



 **TRANSWESTERN**

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 **REALTY
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