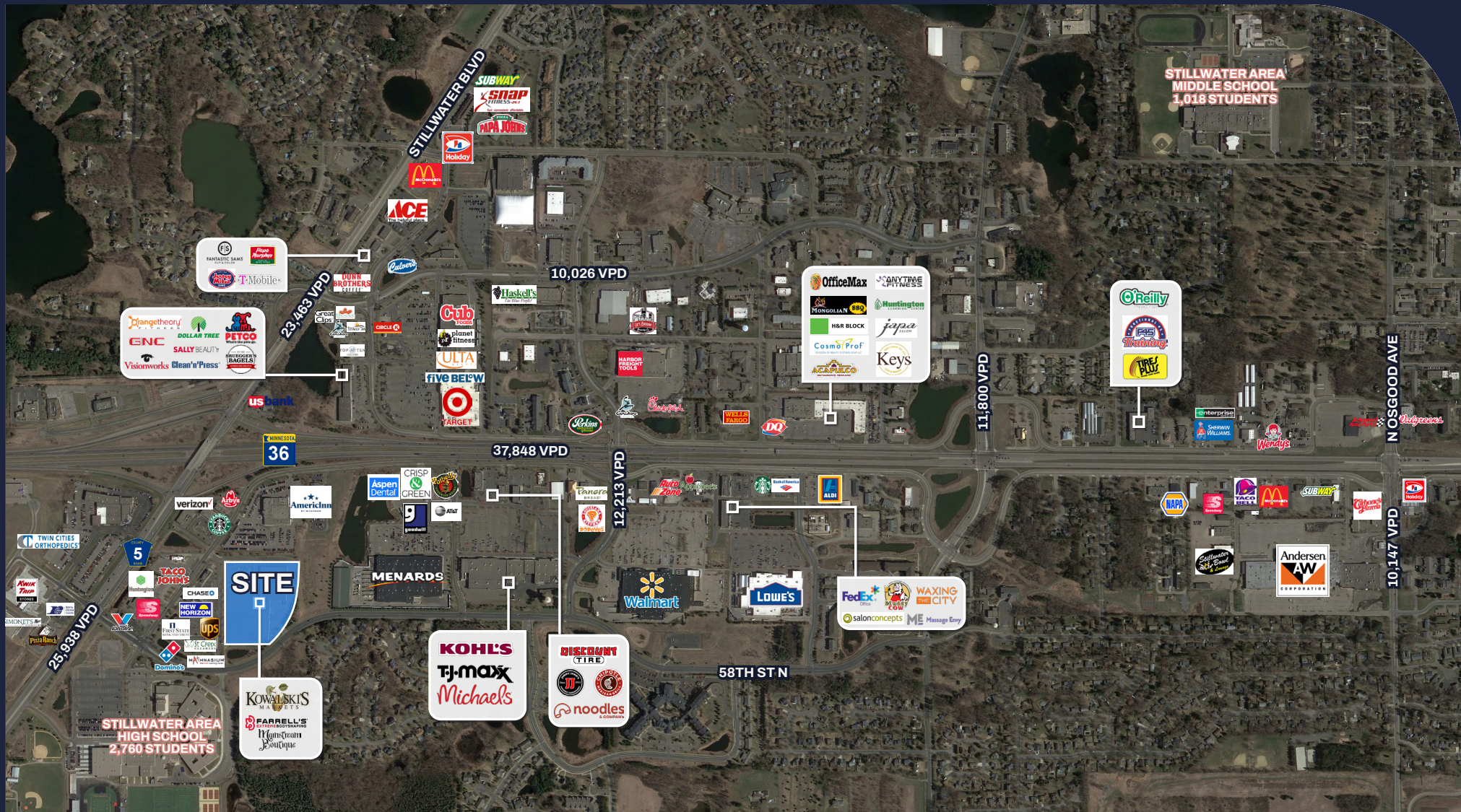


Oak Park Ponds Shopping Center

RETAIL & BUILD-TO-SUIT AVAILABLE

Neal Avenue & 58th Street | Oak Park Heights, MN 55082



Property Details

Located in the Stillwater/Oak Park Heights retail district and anchored by Kowalski's, the area's only upscale grocer serving all of Stillwater, Oak Park Heights and western Wisconsin. Located in a well established shopping center offering great visibility and easy access from Hwy 5, 58th St, and Neal Ave.

LOCATION

- 5805-5871 Neal Ave N | Oak Park Heights, MN 55082

BUILDING SIZE

- 98,1575 SF

PARKING

- 728 Surface Spaces

AVAILABILITY - PHASE II OUTLOT

- up to 10,000 SF

2026 EST. EXPENSES

- \$7.76 PSF Total
[\$3.66 PSF CAM + \$3.80 PSF Tax + \$0.30 PSF Ins]

TRAFFIC COUNTS

- 37,848 VPD - Hwy 36
- 25,938 VPD - Stillwater Blvd/Hwy 5



CO-TENANT RETAILERS



DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	7 MILE
POPULATION	30,453	45,025	89,959
MEDIAN HH INCOME	\$87,216	\$93,921	\$95,816
AVERAGE HH INCOME	\$120,450	\$128,034	\$127,320

** Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars*

 Transwestern

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 REALLY RESOURCES
MEMBER

OAK PARK PONDS

Site Plan

TENANT	SQ. FT.
KOWALSKI'S	39,825 SF
STILLWATER MEDICAL	24,036 SF
WELLNESS GAL	1,783 SF
MAINSTREAM BOUTIQUE	5,192 SF
TURBO NAILS	2,975 SF
SAFeway DRIVING	1,400 SF
FIESTA CANCUN	4,068 SF
MONDE BEAUTY SALON	2,000 SF
FARRELLS	6,045 SF
BUBBLE TEA	1,800 SF
PHASE II	SQ. FT.
OUTLOT	UP TO 10,000 SF



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REALTY
RESOURCES
MEMBER