

PAD SITES FOR SALE - 4FRONT

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



PROPERTY OVERVIEW

SITE DETAILS

- LOCATION:** 3460 + 3470 + 3500 High Point Dr N | Oakdale, MN
- AVAILABILITY:** 0.87 - 1.15 acre Pads
- HIGHLIGHTS:**
- Multi-use campus | retail | medical | office | industrial
 - Two (2) access points off 34th Street
 - Fully approved pads w/ drive-thru potential
 - Prominent pylon signage available
 - Utilities stubbed to back of curb and grated
 - Retail site lighting and landscaping complete
 - Broad range of uses still allowed
 - Over 2,000 new homes/units completed or underway

TRAFFIC COUNTS

82,431 vpd - I-694

16,335 vpd - 34th St

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



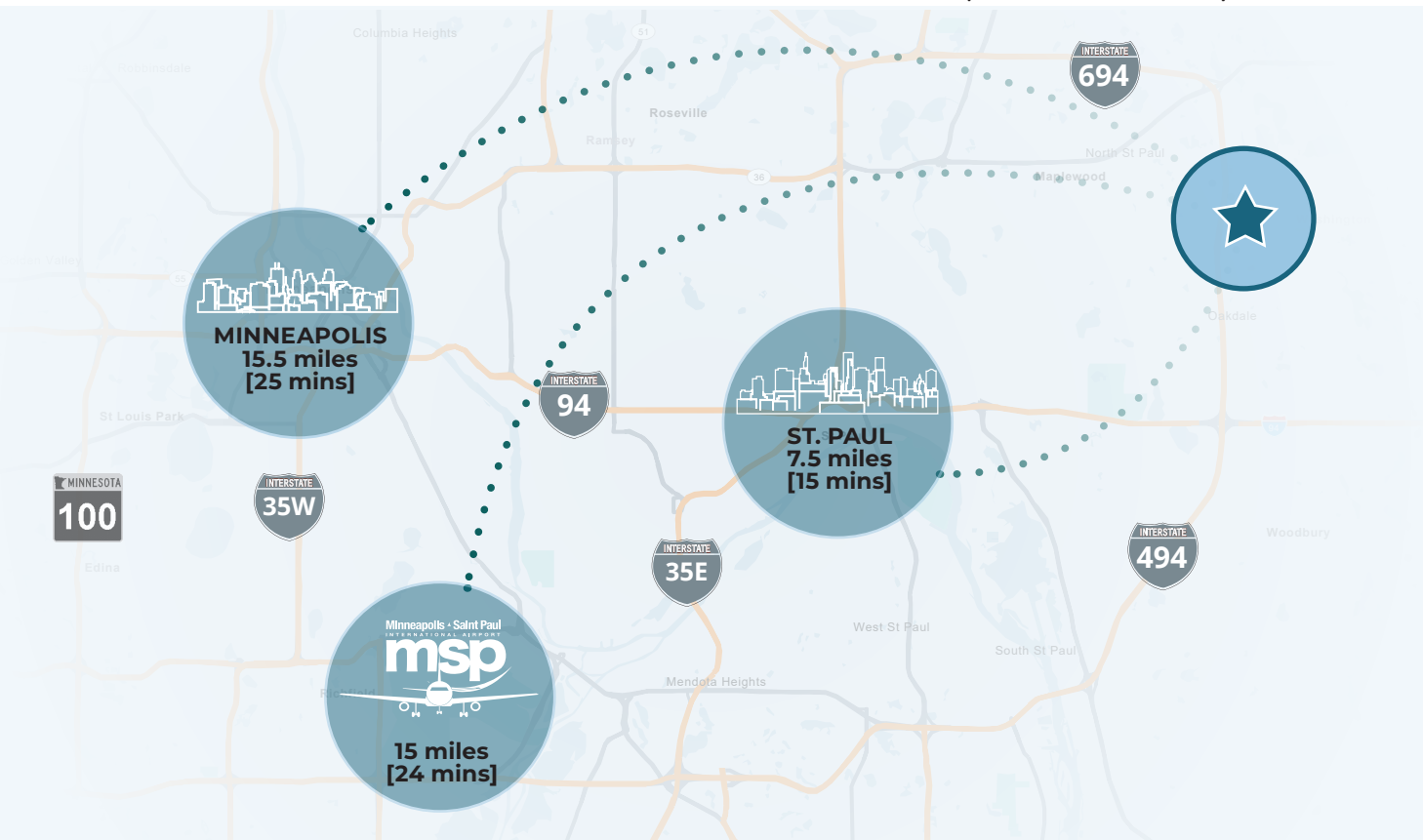
HOUSING UNITS
2,500 u/c
1,400 proposed



FAMILIES
22,722



5-HIGH SCHOOLS
5,906 students



RETAIL SITE PLAN

AVAILABILITY

#3500: 3,200 SF | #3470: Under Contract | #3460: 2,200 SF



retail leasing
CONTACTS

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WILLOWBROOKE
1,400 HOMES
BUILT OR U/C

the
espen
269 UNITS



CLICK HERE
TO SEE OUR
PROGRESS!



34TH STREET 18,500 VPD

15,400 VPD

81,100 VPD

INTERSTATE
694

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

m DEPARTMENT OF
TRANSPORTATION

Allina Health

THE
HARLAN
155 UNITS

PHASE II
160 UNITS



MENARDS



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