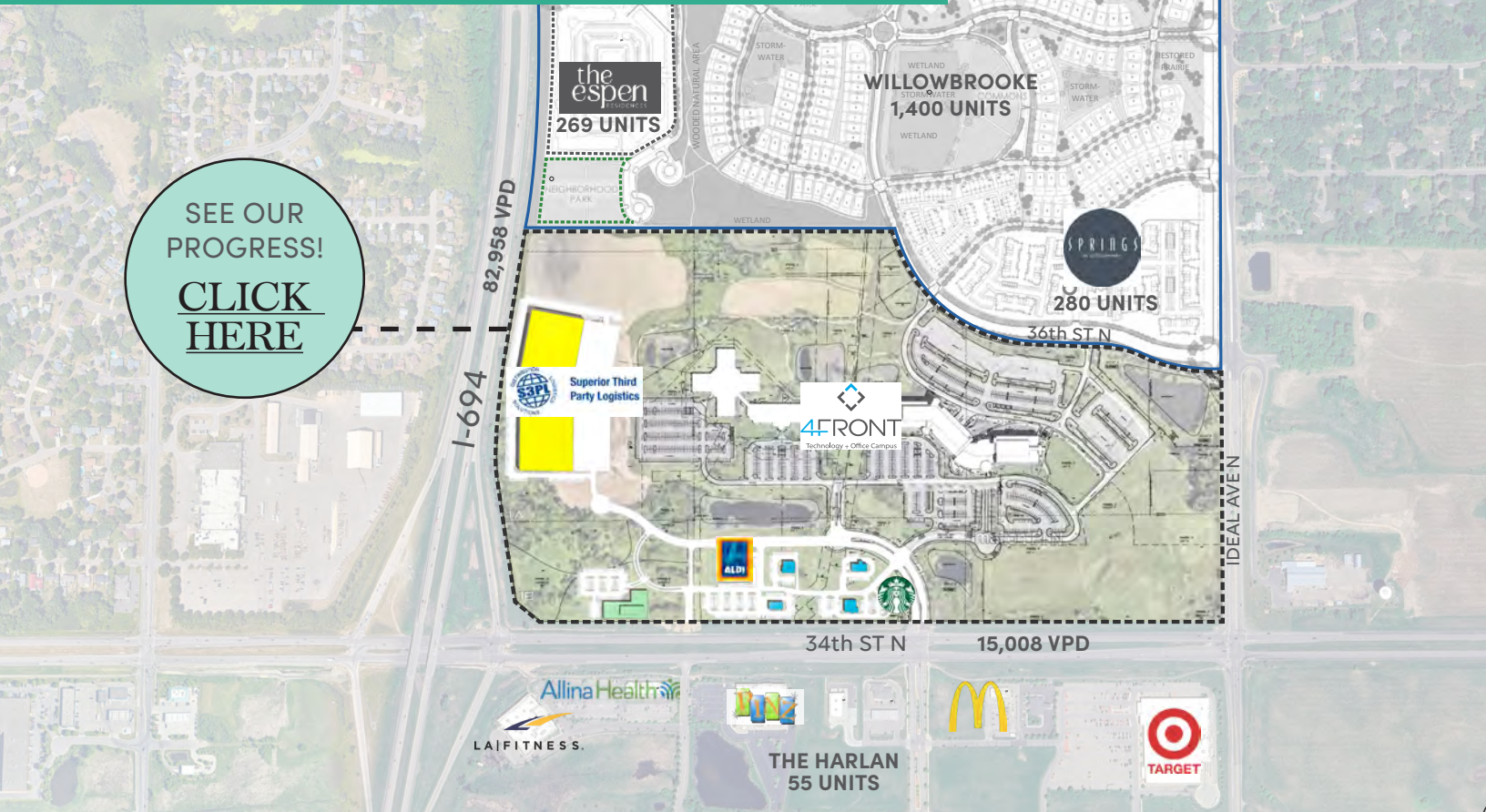


# RETAIL FOR LEASE

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

SEE OUR  
PROGRESS!

[CLICK  
HERE](#)



1,700 HOMES  
BUILT OR U/C

82,958 VPD

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

m DEPARTMENT OF  
TRANSPORTATION

4FRONT  
Technology + Office Campus

ALDI  
Starbucks

34TH STREET 13,934 VPD

15,008 VPD

82,543 VPD

INTERSTATE  
694

3M

Holiday

Kwik  
TRIP

LES  
LIQUORS  
SUBWAY

MENARDS

LAIFITNESS.  
Allina Health

Auto  
Zone

Speedway

TARGET

McDonald's  
TRUSTONE  
FINANCIAL

# the NEIGHBORHOOD

## YEARLY VISITOR STATS

[Placer.ai 2023 est.]



906.3k visits  
186.9k visitors

782.1k visits  
215.5k visitors

454.1k visits  
21.8k visitors

315.2k visits  
217.6k visitors

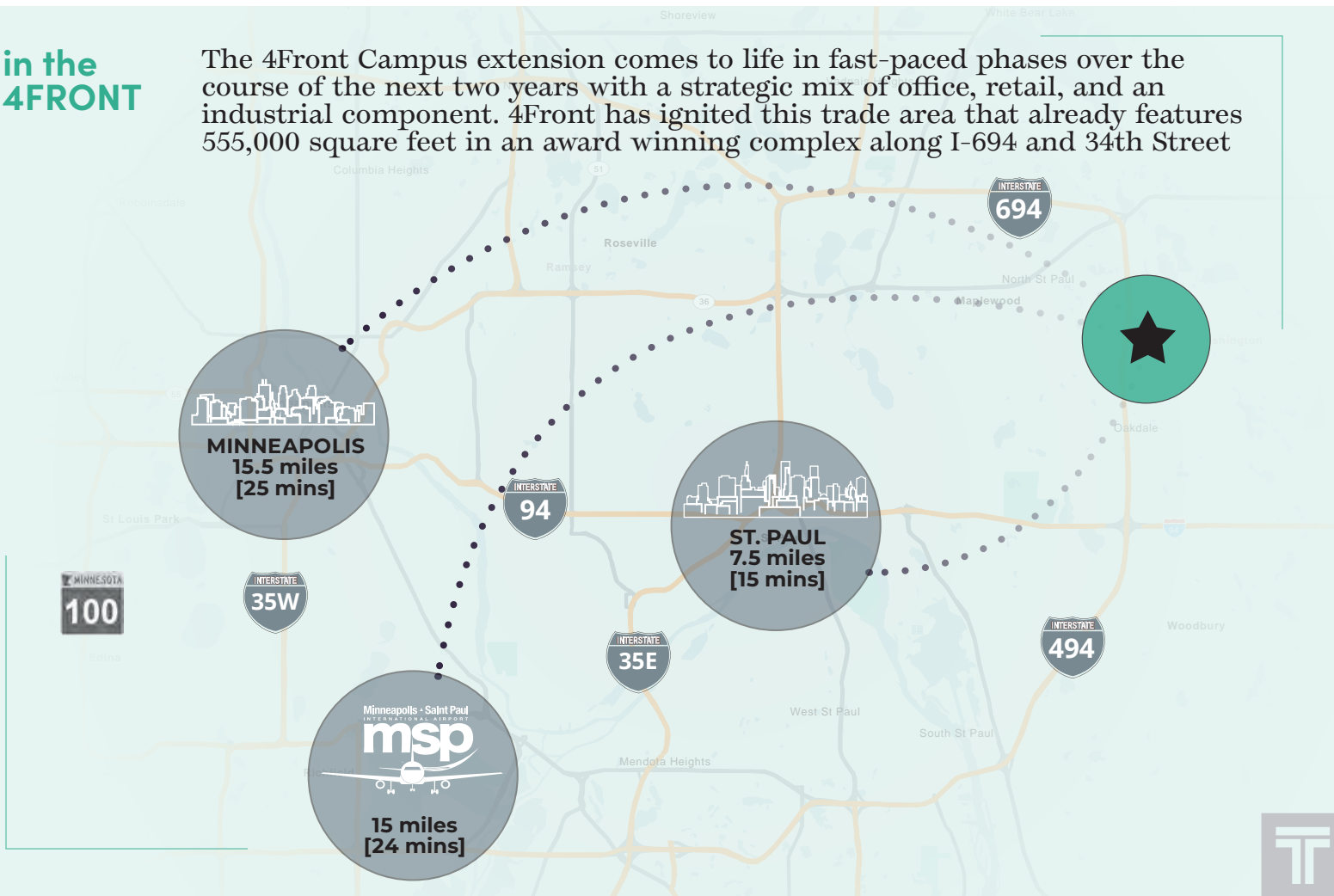
## PROJECT HIGHLIGHTS

- × Grocery anchored
- × Two (2) access points off 34th
- × Drive-thru opportunities
- × Pylon signage
- × Fast paced growth area



## in the 4FRONT

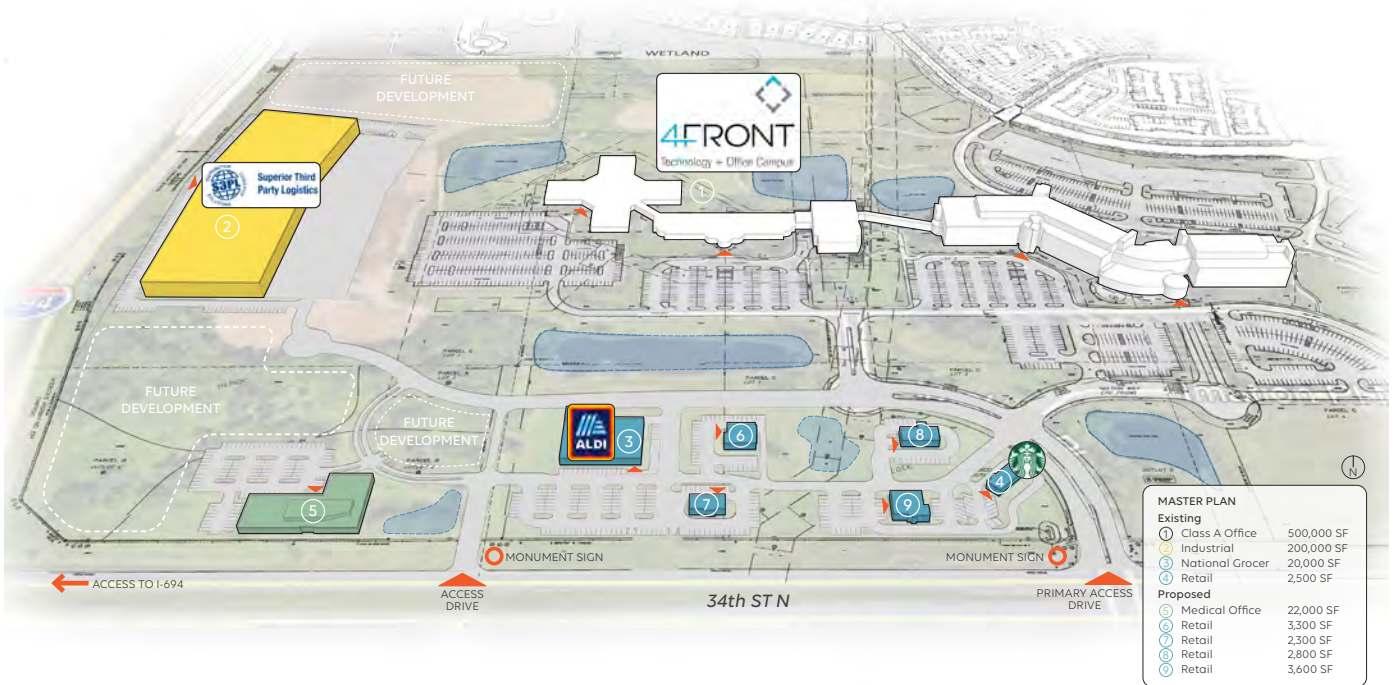
The 4Front Campus extension comes to life in fast-paced phases over the course of the next two years with a strategic mix of office, retail, and an industrial component. 4Front has ignited this trade area that already features 555,000 square feet in an award winning complex along I-694 and 34th Street



# the OPPORTUNITY

## SITE DETAILS

- LOCATION:** NEQ of I-694 + 34th St N | Oakdale, MN
- AVAILABILITY:** 1,800 - 3,500 sq. ft.
- HIGHLIGHTS:** Multi-use campus | retail | medical | office  
Over 2,000 new homes/units under construction



## AUDIENCE PROFILE

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



Population  
161,720



Med Income  
\$75,169



Med Age  
35.75



Households  
59,655



Daytime Pop  
161,427



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



Families  
22,722

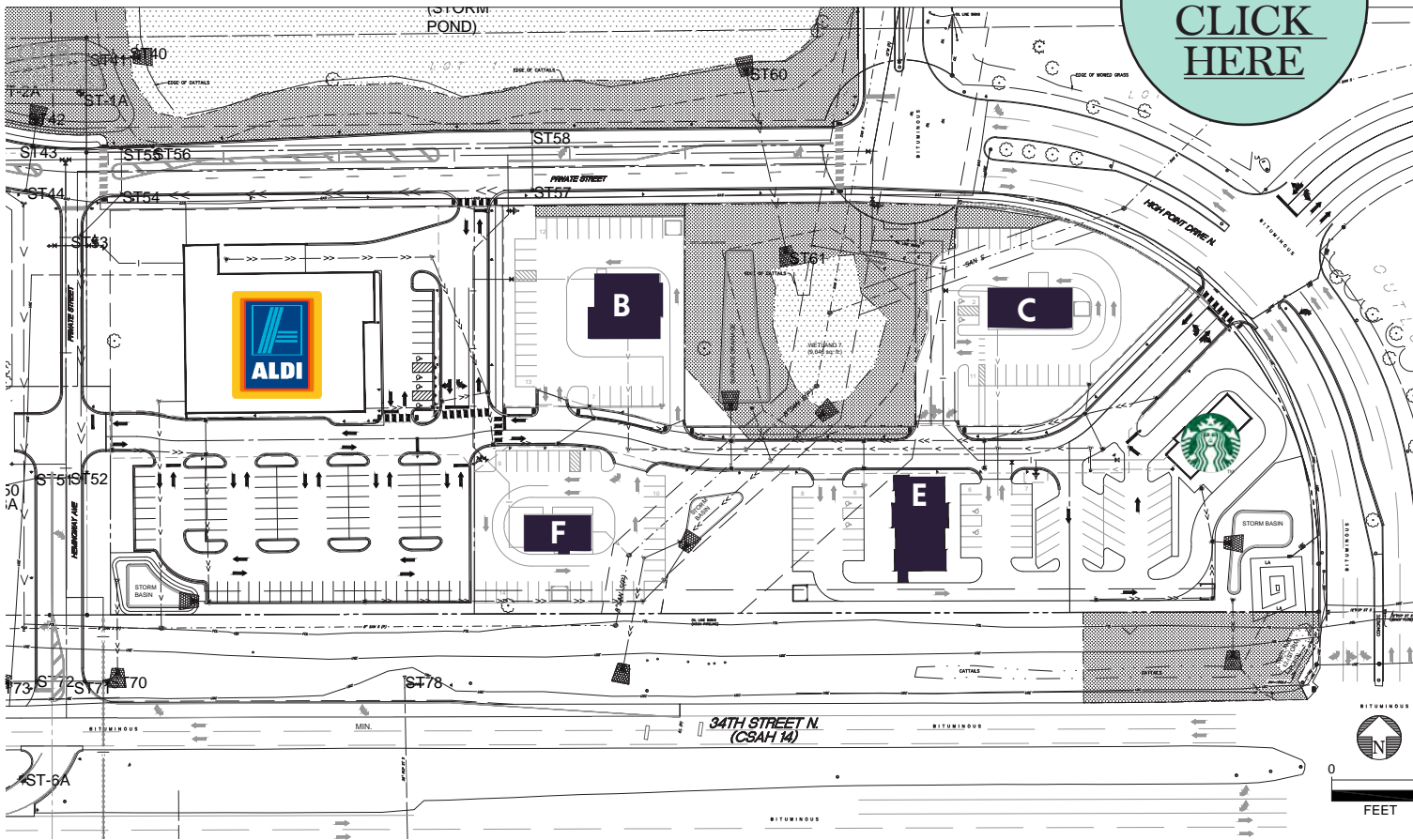


5-High Schools  
5,906 students



# RETAIL SITE PLAN

SEE OUR  
PROGRESS!  
[CLICK  
HERE](#)



## AVAILABILITY

- × B: 3,200 SF
- × C: 2,200 SF
- × E: 3,500 SF
- × F: 1,800 SF

## TRAFFIC COUNTS

[2021: Placer.ai]

- 82,958 VPD - I-694
- 15,008 VPD - 34TH ST





## retail leasing CONTACTS

 TRANSWESTERN

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RESOURCES  
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