

OAK PARK COMMONS

7420-7430 80th St, Cottage Grove, MN 55016



OFFICE/RETAIL SPACE FOR LEASE



AVAILABILITY

Suite 105 | 1,800 SF

End cap retail with outdoor patio space

Suite 200 | 1,593 SF

2nd Floor Office, Available August 1st

Suite 2-203 | 2,211 SF

2nd Floor Office

HIGHLIGHTS

- Easy access to Hwy 61
- Neighboring tenants include Park Dental, All State, Great Clips, H&R Block, and Edward Jones
- Signage available
- Highly visible - significant traffic on 80th Street
- Surrounding businesses include Kohl's, Culver's, Starbucks, Caribou Coffee, Huntington Bank, Walgreens, Jimmy John's, Planet Fitness, Petsmart, Chipotle, HyVee, and Dairy Queen



Derrick Jensen

2550 University Ave. W. #305-S

St. Paul, MN 55114

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NEARBY RETAIL



DEMOGRAPHICS

POPULATION

Distance	Male	Female	Total
1-Mile	2,710	2,823	5,533
3-Mile	18,455	18,585	37,040
5-Mile	25,123	25,268	50,391

AVERAGE HOUSEHOLD INCOME

Distance	1-Mile	3-Mile	5-Mile
	\$77,180.29	\$84,349.24	\$78,390.84

TRAFFIC COUNTS

80th St. South	24,100 vpd (2019)
East Point Douglas Rd.	9,300 vpd (2019)
Hardwood Ave. S.	8,600 vpd (2019)



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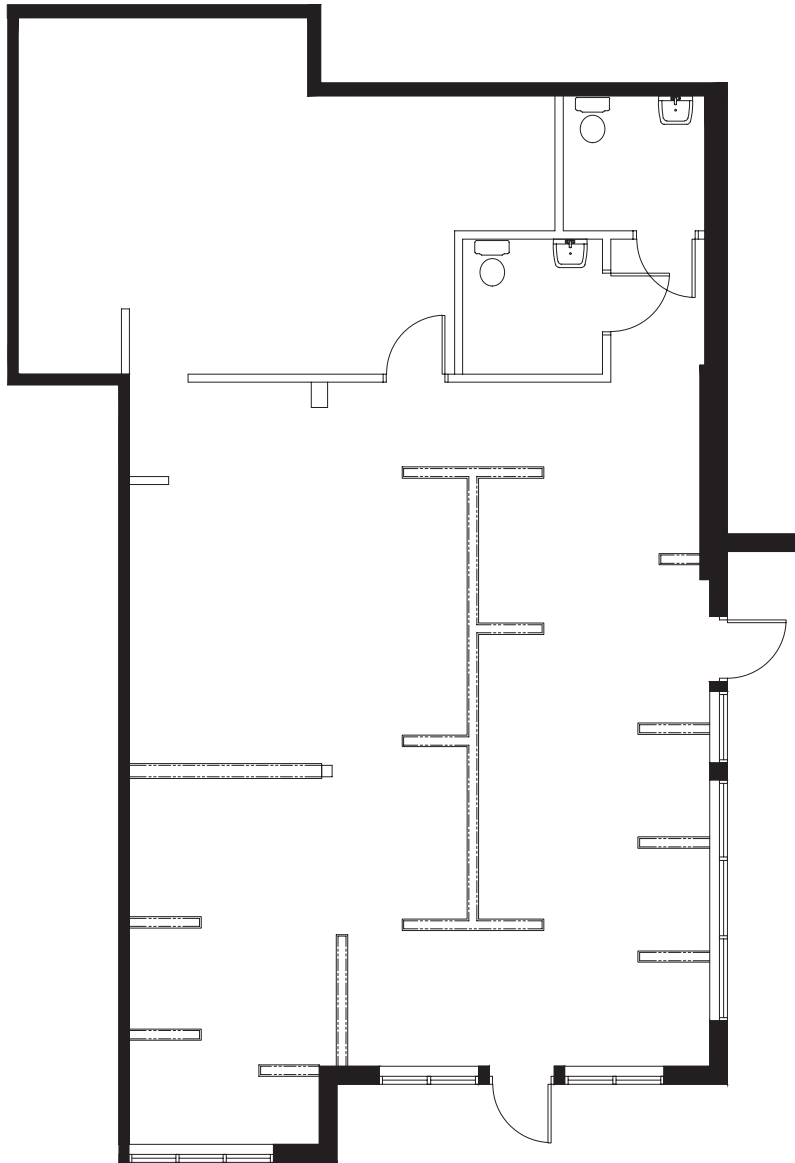
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SUITE 105



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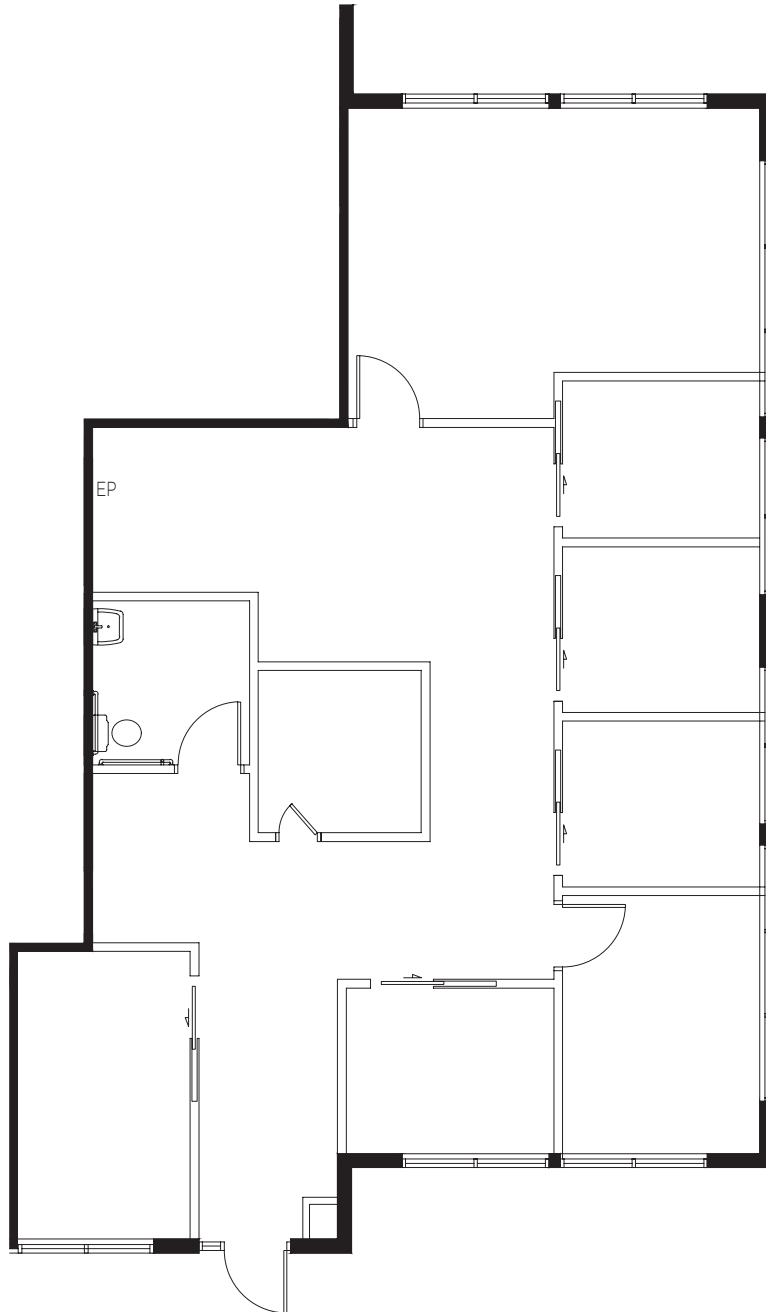
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OAK PARK COMMONS

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SUITE 200



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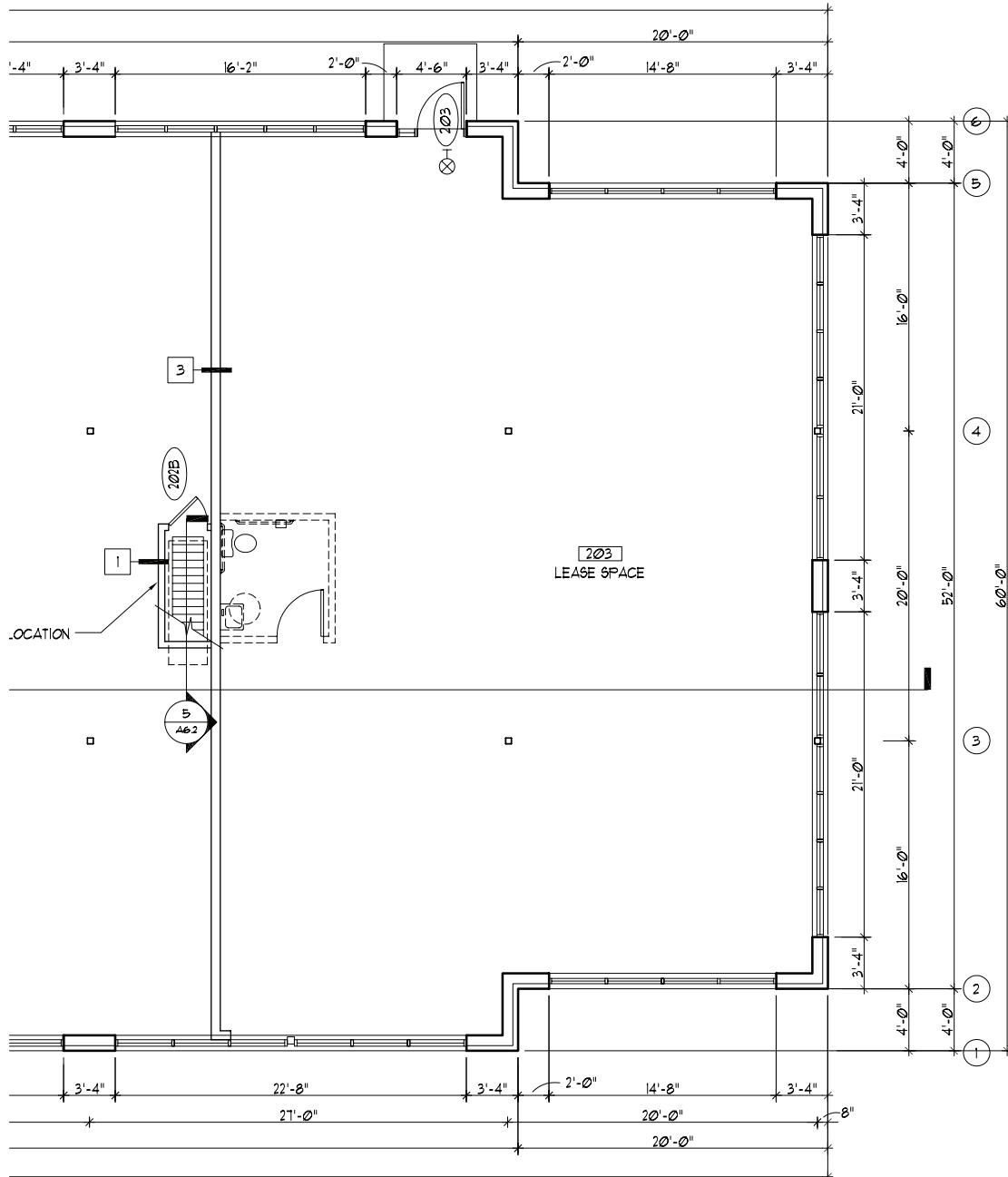
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SUITE 2-203



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