

# OAK PARK PLAZA

10731-10881 University Avenue NE, Blaine, MN 55434

## Lease Incentive

## 8 MONTHS OF GROSS RENT FREE\*

\*Applies to spaces under 10,000 SF.  
5-year minimum of base rent.  
Offer expires 12/31/24.





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1,066 – 4,280 SF RETAIL SPACES AVAILABLE





MINNEAPOLIS

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For information:

**Luke Sementa**

E: lsementa@sterlingorganization.com

P: 855-505-7239



109th Avenue NE (14,300 cars per day)

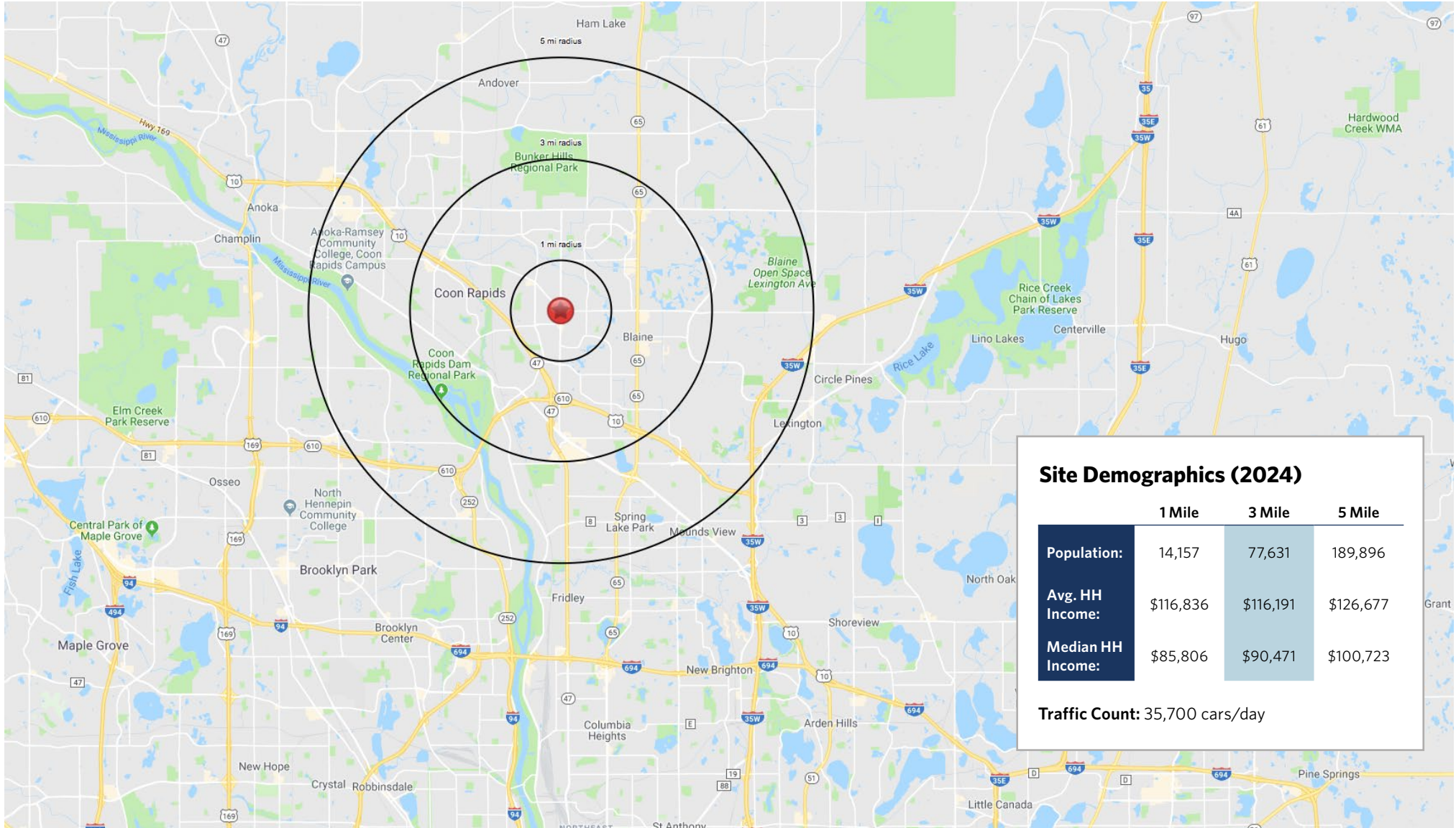
University Avenue NE (21,400 cars per day)

UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
A	Cub Foods	45,838	A13	Nice-N-Fit Nutrition	1,000	<b>B13</b>	<b>Available</b>	<b>1,950</b>	C07	Royal India	1,245
A01	Star Liquors	6,000	<b>A14</b>	<b>Available</b>	<b>2,054</b>	B14	Progressive Insurance	1,000	C09A	Blaine Veterinary Hospital	3,411
A02	Anytime Fitness	5,065	A15	Athena Nail Bar	1,600	<b>B15</b>	<b>Available</b>	<b>1,066</b>	C11	Bubble Tea - Deli	1,164
<b>A08</b>	<b>Available</b>	<b>1,571</b>	<b>B01</b>	<b>Available</b>	<b>1,485</b>	C01	Subway	1,006	C12	Great Clips	1,164
<b>A10</b>	<b>Available</b>	<b>3,193</b>	B04	Pet Supplies Plus	6,482	C02	Wing Joint	1,164	C13	Marco's Pizza	1,045
A12	Little Tailor	1,086	B08	Frattallone's ACE Hardware Store	11,692	<b>C03-05</b>	<b>Available</b>	<b>4,280</b>	<b>Total Square Feet:</b>		<b>105,561</b>



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## Site Demographics (2024)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	14,157	77,631	189,896
<b>Avg. HH Income:</b>	\$116,836	\$116,191	\$126,677
<b>Median HH Income:</b>	\$85,806	\$90,471	\$100,723

**Traffic Count:** 35,700 cars/day



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