

LAKE ELMO

FOR SALE

3M

SITE

METRO Gold Line (BRT)
Under Construction - in operation 2025

Impact Apartments
Norhart

MAPLEWOOD

WOODBURY

7049 4TH STREET N

36.36 ACRES
OAKDALE, MN

JON RAUSCH
Executive Director
+1 612 685 8288
jon.rausch@cushwake.com

LUKE APPERT
Executive Director
+1 651 315 6641
luke.appert@cushwake.com

BEN DREW
Senior Associate
+1 952 210 4637
ben.drew@cushwake.com

THEO PETRIE
Associate
+1 763 234 6362
theo.petrie@cushwake.com



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Property Highlights

- Great access and visibility to both I-94 & I-694
- Site is exposed to over 165,000 vehicles per day
- One of the last undeveloped quadrants along the I-94 corridor
- New Metro Gold Line (bus rapid transit) runs by property with a station less than 1/4 mile away
- Wide variety of potential uses
- Property located amongst many area businesses and retailers
- Minimal wetlands on-site
- City sewer and water to property
- Extensive power supply adjacent to site

Property Information

PID #	32.029.21.32.0001
	32.029.21.33.0002
	32.029.21.33.0001
	32.029.21.32.0003
Gross Acres	36.36
Net Acres	32 +/-
Zoning	Gateway (flexible on uses)
Total Tax	\$115,210



Demographics (2023)

	1 Mile	3 Miles	5 Miles
Population	5,945	75,918	203,531
Households	2,422	29,901	74,193
Average HH Income	\$92,562	\$111,269	\$114,994
Daytime Population	7,803	48,075	70,623

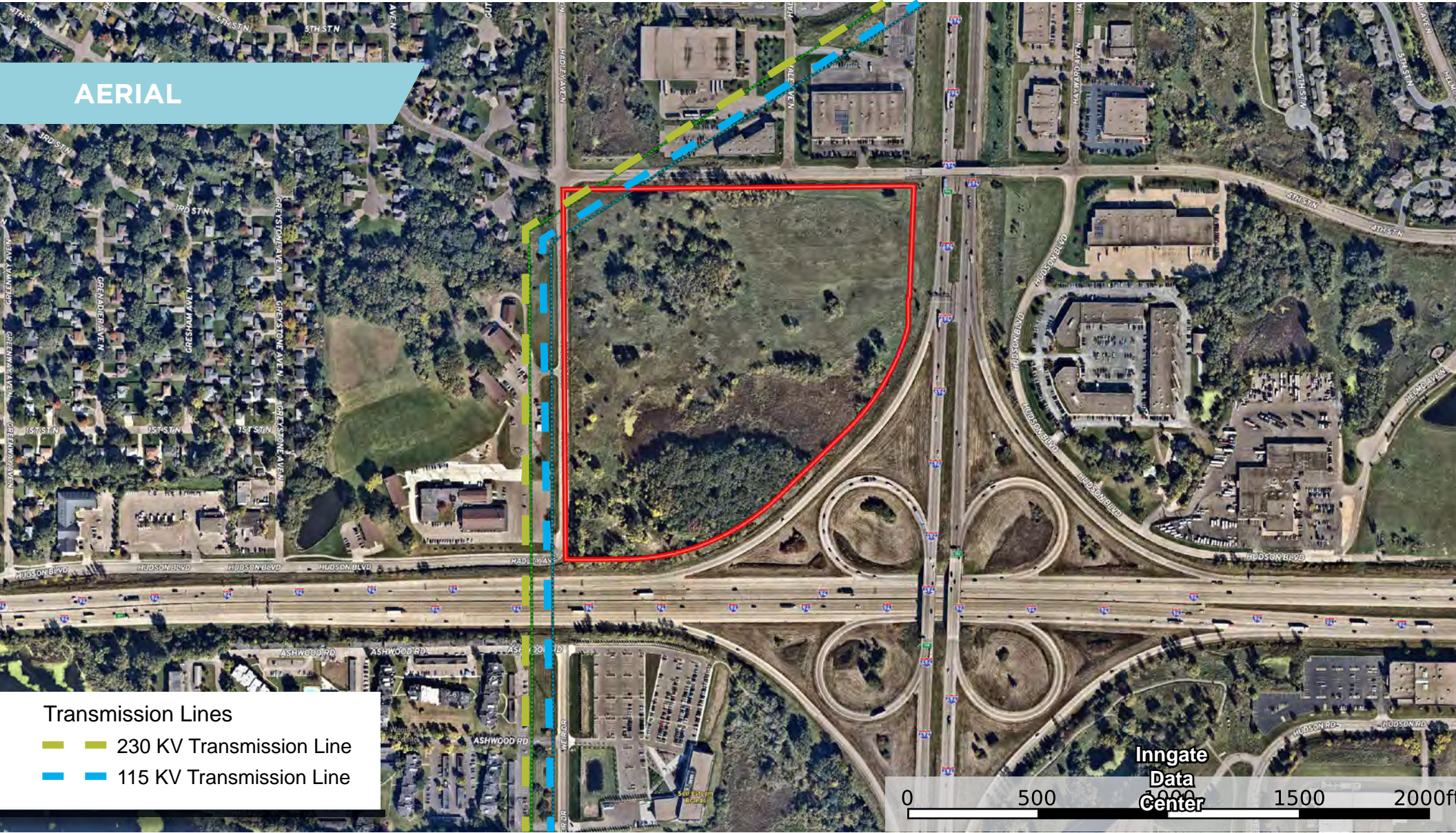
7049 4TH STREET N OAKDALE, MN

AERIAL



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AERIAL



- Transmission Lines
- 230 KV Transmission Line
 - - 115 KV Transmission Line

0 500 1500 2000ft

Inngate
Data
Center

7049 4TH STREET N

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AERIAL



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Lake Elmo
M/I Homes

MAPLEWOOD

WOODBURY

Carver
Elementary

E-STEM
Middle
School

Tartan
High
School

Oak Marsh
Golf Course

Shawnee
Park

Tanners
Lake
Park

Tamarack
Station

Helmo
Ave
Station

Maplewood
Station

Radio
Dr

Inwood
Ave
N

10th St N

10th St N

13,500 vpd

19,792 vpd

10th St N

Century Ave N

Hadley Ave N

Helmo Ave N

Hadley Ave N

694

94

94

494

Weir Dr

Blielenberg Dr

Century Ave S

Upper Afton Rd

4,750 vpd

26,000 vpd

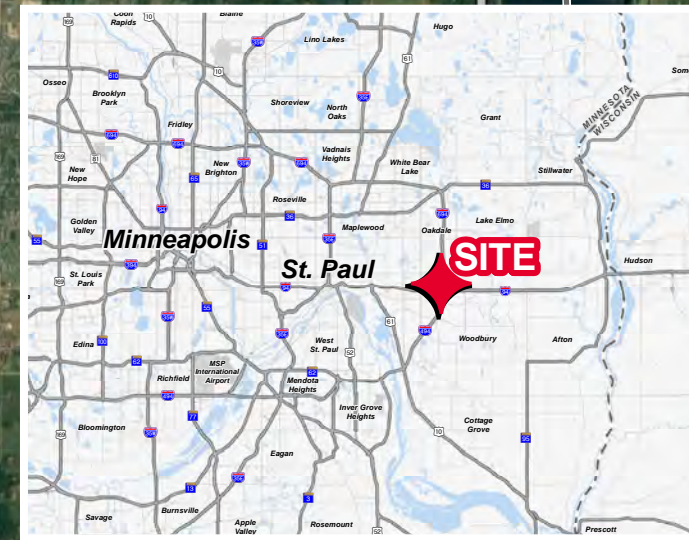
Radio Dr

Tamarack Rd

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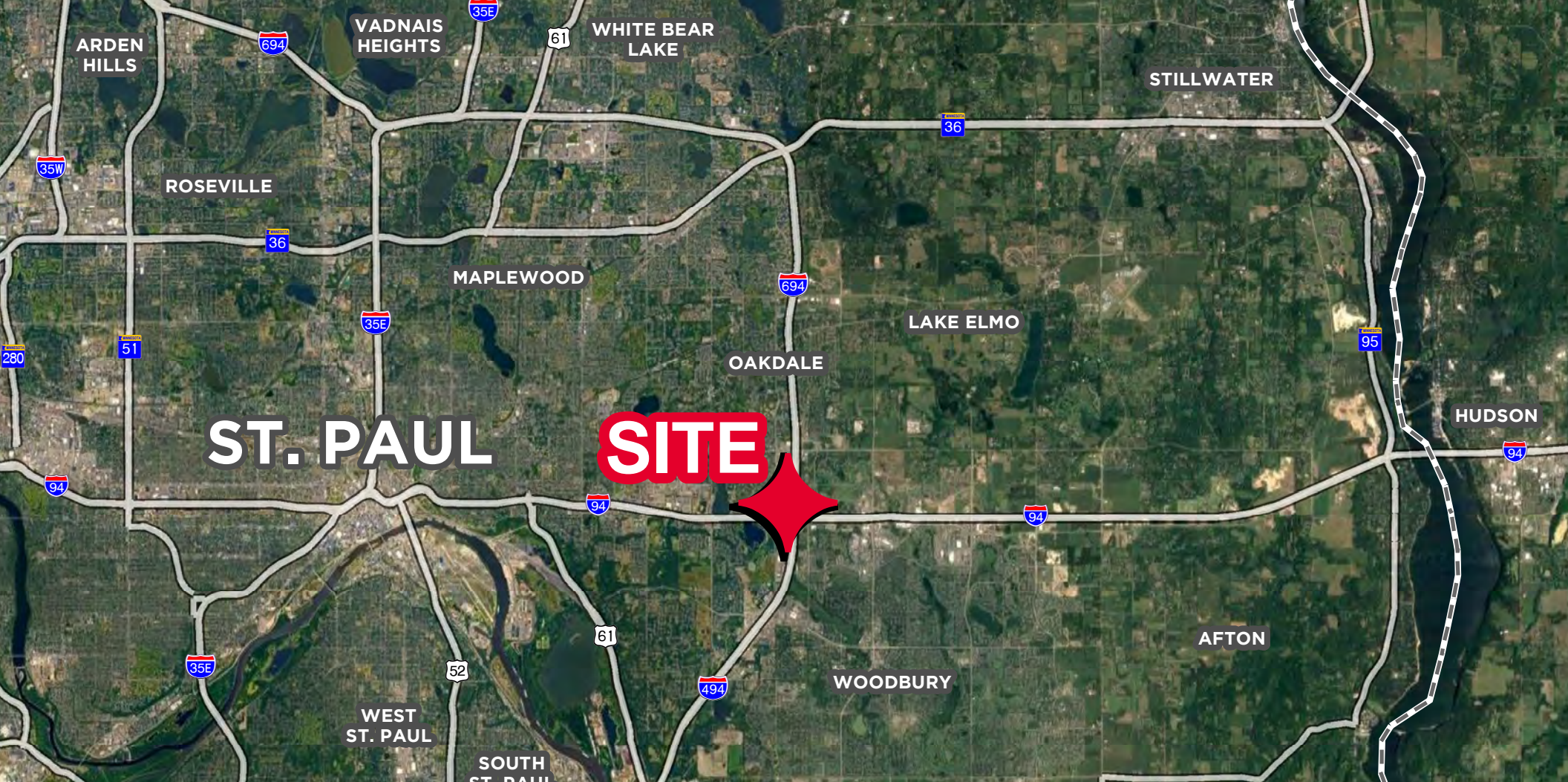
AERIAL



7049 4TH STREET N OAKDALE, MN

ZONING MAP





ST. PAUL SITE

FOR MORE INFORMATION, CONTACT:

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Executive Director
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