



# 1 OAK RIDGE

1 Oakridge Drive  
Chaska, MN



# PROPERTY OVERVIEW

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ADDRESS:	1 Oakridge Drive
CITY, ST:	Chaska, Minnesota
COUNTY:	Carver
SUBMARKET:	Southwest

## LAND SPECS

SITE SIZE:	22.1 acres
PID NUMBERS:	Portion of 304740010
ZONING:	<b>Current:</b> Commercial <b>Future:</b> PUD in progress

- New large retailer planned to start construction in 2022 as part of redevelopment along with 280 unit market rate apartment building
- New infrastructure improvements will include full access off of CR 41/Chestnut St and internal ring road providing access to property
- +/- 8.25 usable acres
- Potential uses include retail, office, hospitality, residential, religious, educational, healthcare facilities (including nursing/retirement home, inpatient and outpatient care, hospital), entertainment, recreational facilities, scientific research
- Extensive city public trail system as well as private trails around property
- Close proximity to McKnight Lake and Hazeltine Lake
- Close to 1200-acre MN Landscape Arboretum
- ISD 112 Eastern Carver County School District
- Quick access to Hwy 5 and Hwy 212 via CR 41

## TRAFFIC COUNTS

HWY 212	39,500 VPD
N CHESTNUT ST (CR 41 OR HAZELTINE BLVD)	15,700 VPD
MCKNIGHT RD	630 VPD



2021 population  
3 mile radius

**38,748**



2021 housing units  
3 mile radius

**14,236**



2021 average  
household income  
3 mile radius

**\$146,609**



2021 employees  
3 mile radius

**20,994**



2021 businesses  
3 mile radius

**1,014**

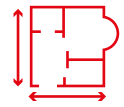
# BUILDING HIGHLIGHTS

## 1 OAK RIDGE

The property is situated in a prime location in Chaska, Minnesota with close proximity to retail, parks, and schools. The building was built in 1989 and is approximately 171,000 gross square feet on three levels. The site overlooks McKnight Lake and has access to several walking trails around the property.



147 guest rooms



+/- 22,000 SF of conference/meeting space



Conference facilities include two ballrooms, meeting rooms for small and large groups and business center



Athletic facilities feature spa including sauna and workout rooms as well as racquetball court and basketball court

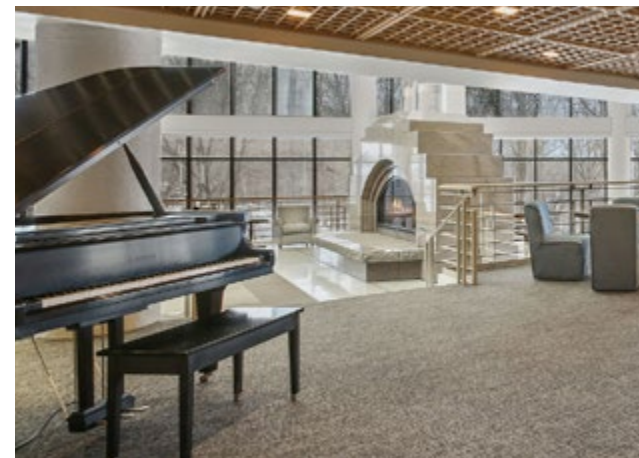


Dining facilities including dining areas, bar area, buffets, and equipment



Outdoor gathering areas including BBQ and fire pits





**BUILDING FEATURES**



# CHASKA DEMOGRAPHICS

## CHASKA, MINNESOTA

The population in Chaska, MN has risen moderately from 2010 to 2020, experiencing an overall 14% growth in residency. According to 2020 demographic data from the Environmental Systems Research Institute, Chaska experienced an average household income of \$118,258 based on its population of 27,842 people. Additionally, nearly half of its population hold a college degree, with 33.8% of Chaska's residents over the age of 25 possessing a bachelor's degree, while an additional 15% of its residents hold a graduate or professional degree.



CHASKA TOP EMPLOYERS	# EMPLOYEES
Entegris Inc	1,000
Beckman-Coulter, Inc	925
ISD #112/Eastern Carver County	880
TEL-FSI, Inc	850
Carver County	700
The Bernard Group	646
Lake Region Manufacturing Co, Inc	600

**14%**  
GROWTH FROM  
2010 TO 2020

**\$118k**  
AVERAGE  
HOUSEHOLD  
INCOME

**300-400**  
NEW HOMES ARE  
ADDED PER YEAR



On a rare occasion, you might catch a whiff of pickles in the air when driving through Chaska. It comes from the Gedney Pickle Production Plant, located on Chaska Blvd near the Chanhassen border.





## CONTACT

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