



FOR LEASE

DUCKWOOD SQUARE

1340 Duckwood Drive | Eagan, MN | 55123



Retail Space For Lease In Eagan

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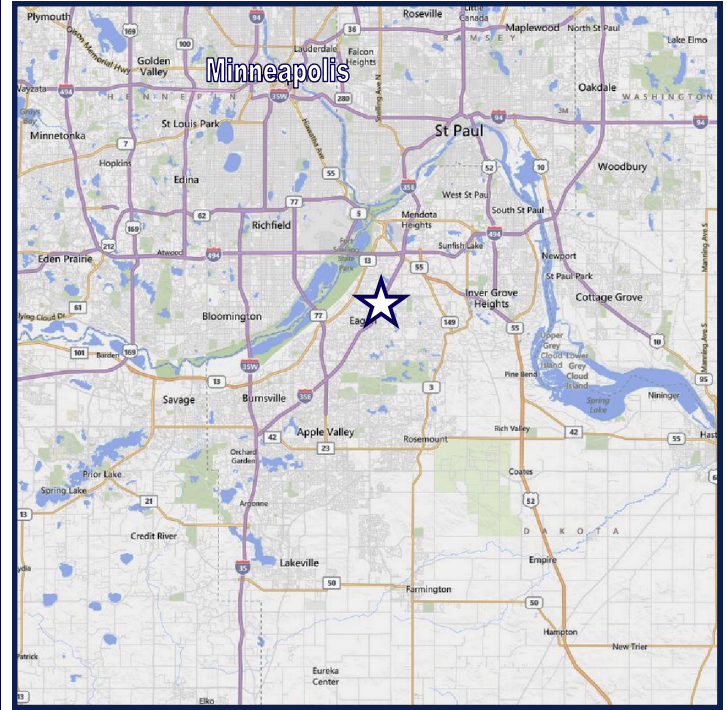
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

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PROPERTY INFORMATION

ADDRESS	1340 Duckwood Drive
CITY, STATE	Eagan, MN
BUILDING SIZE	24,000 SF
YEAR BUILT	1990
LOT SIZE	4.05 Acres
SPACE AVAILABLE	1,082 SF Inline
ASKING RENT	\$19.00 PSF Net
CAM 2019 EST.	\$5.48 PSF
RE TAXES 2019 EST.	\$4.72 PSF
CAM & TAX TOTAL EST.	\$10.20 PSF
PARKING / RATIO	300



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,380	55,216	114,032
MEDIAN HH INCOME	\$74,903	\$86,706	\$86,796
AVERAGE HH INCOME	\$99,743	\$114,142	\$117,599
MEDIAN AGE	36.9	38.1	39.1

TENANTS

- Eagan Auto Repair
- Yankee Eye Clinic
- Snap Fitness
- Junior's Grill

COMMENTS

- Eagan features high household incomes as well as a growing residential population.
- Several notable corporate offices in the area including:
 - Activision
 - Prime Therapeutics
 - Blue Cross Blue Shield
- Daytime traffic is expected to increase with the expansion of several corporate headquarters within 3 miles of the site.

TRAFFIC COUNTS

DUCKWOOD DRIVE	15,900 VPD
PILOT KNOB RD	31,500 VPD
I-35E	98,000 VPD

NEARBY RETAILERS

Kohl's	Cub Foods
Walmart	Caribou Coffee
Von Hanson's Meats	Old National Bank
The original Mattress Factory	Kindercare

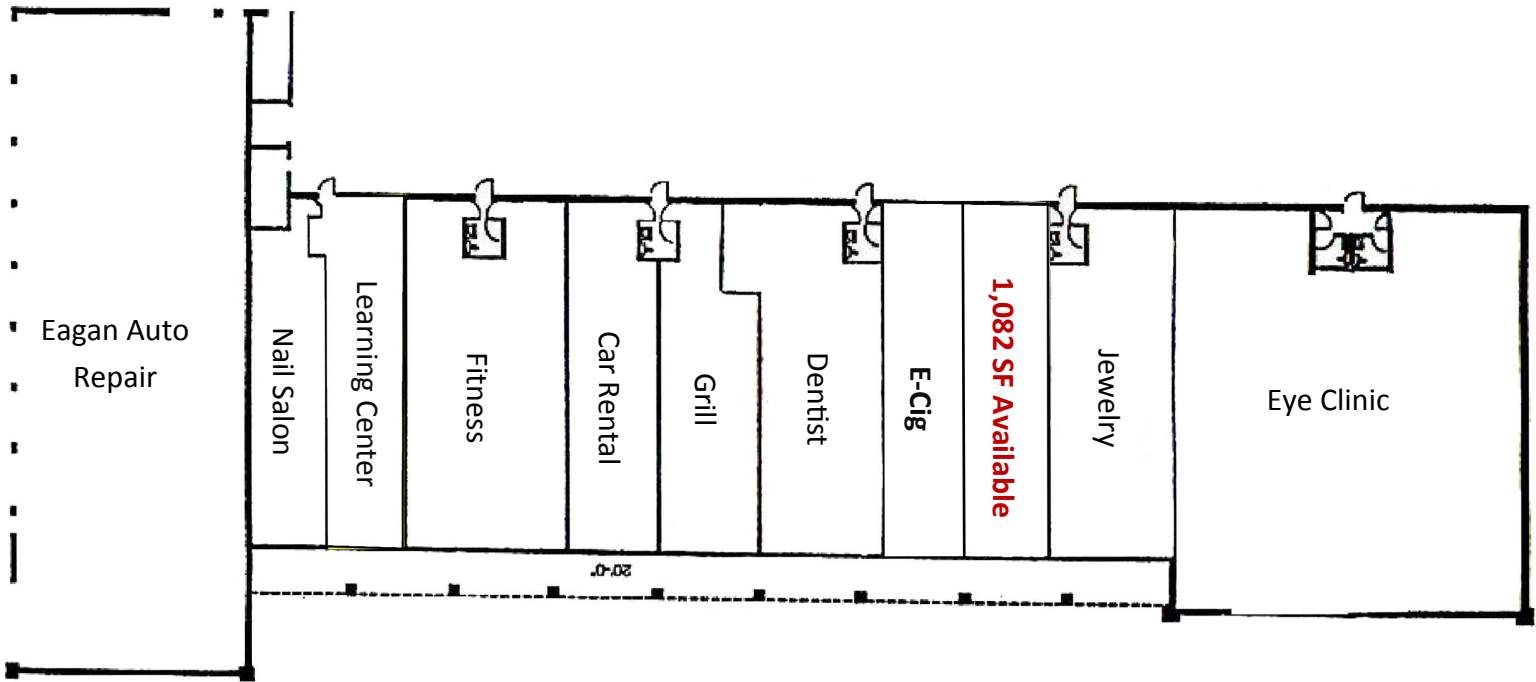
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