

RETAIL FOR LEASE

EAGAN CONVENIENCE CENTER

1380 Duckwood Drive | Eagan, MN 55123



TRANSWESTERN

REAL ESTATE
SERVICES



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Full property information @ eaganretail.com

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OVERVIEW



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PROPERTY INFORMATION

- Location: 1380 Duckwood Dr | Eagan, MN
- Building GLA: 17,586 sf
- Parking: Ample parking on-site



AVAILABLE

- 1,333 sf | Suite 103
 - 1,333 sf | Suite 106
 - 2,500 sf | Suite 109*
 - 4,194 sf | Suite 110*
- (*can combine for 6,694 sf)

ASKING RATES

- Negotiable
- \$10.66 psf 2020 est. CAM/Tax



DEMOGRAPHICS

| Radius: | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 10,589 | 51,441 | 119,292 |
| Daytime Population | 13,227 | 80,833 | 155,906 |
| Median HH Income | \$64,748 | \$83,880 | \$86,255 |

** Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



COMMENTS

- Highly accessible and well-located retail center with strong tenant mix in the heart of Eagan
- High demand Eagan market with great demographics
- Area tenants include: Walmart, Kohl's, Cub, Noodles, McDonald's, Taco Bell, Hy-Vee, Hobby Lobby and many more



TRAFFIC COUNTS

- 30,500 vpd on Pilot Knob Rd
- 15,000 on Duckwood Dr
- 18,800 on Denmark Ave

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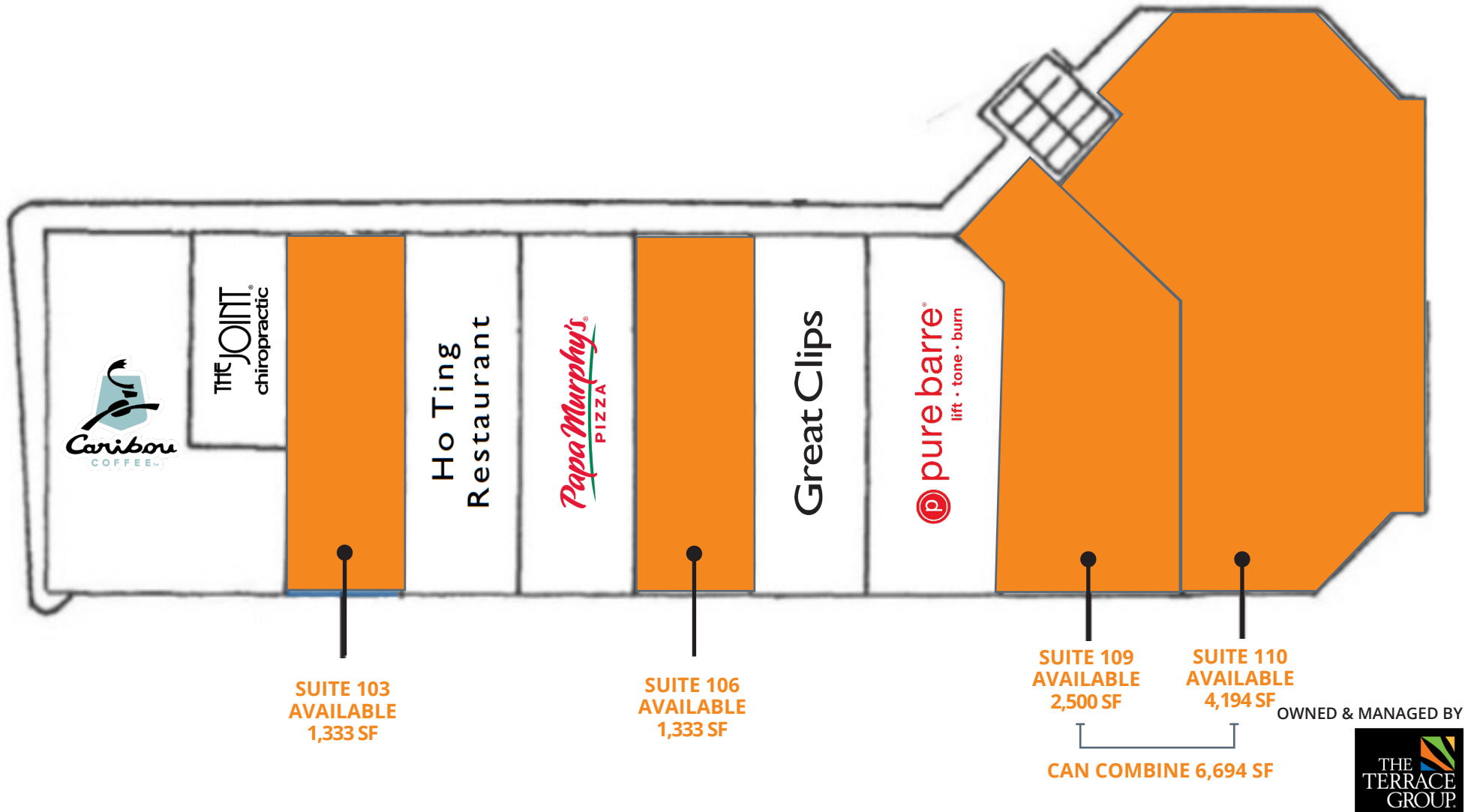
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OVERALL SITE PLAN

Eagan Convenience Center



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EAGAN TRADE AREA

Eagan Convenience Center



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