

**FOR LEASE**  
**DUCKWOOD SQUARE**  
**PAD SITE OPPORTUNITY**

**1340 Duckwood Drive | Eagan, MN | 55123**



**Retail Space For Lease In Eagan**

**Nancy Murdakes Brown**

612.465.8528

nancy@upland.com

**UPLAND**  
REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!  
www.upland.com

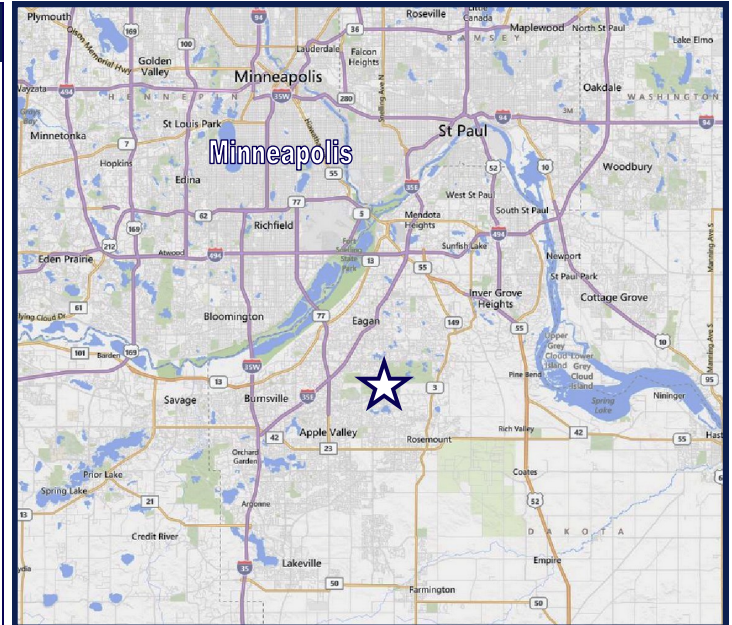
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1340 Duckwood Drive
<b>CITY, STATE</b>	Eagan, MN
<b>OPTION 1</b>	3,900 SF With Patio Capabilities
<b>OPTION 2</b>	2,400 SF With Drive-Thru Capabilities
<b>ASKING RENT</b>	Negotiable
<b>CAM &amp; TAX TOTAL EST.</b>	TBD
<b>IDEAL USES</b>	Restaurant, Financial, or Medical Uses



**DEMOGRAPHICS**

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

**TENANTS**

- Pep Boys
- Yankee Eye Clinic
- Snap Fitness
- Enterprise Rent-A-Car

**COMMENTS**

- The site located a stones throw from Wal -Mart, Kohl’s and Cub Foods and is a great opportunity for a retailer/ professional or medical user that wants to have its own identity in its own freestanding pad site.
- This allows for greater visibility to Duckwood Drive which is another main thoroughfare that connects to Denmark Avenue to the east and Pilot Knob Rd to the west. Both roadways connect to Eagan Town Centre which is home to numerous retailers including Kohl’s, Dollar Tree, Sally Beauty, Erick’s Bike, Waxing the City....and others.
- Along Pilot Knob has a number of full and quick service restaurants, Speedway, and Paradise Car wash.
- This pad site opportunity is rare to find in such a dynamic city/ trade area.

**TRAFFIC COUNTS**

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

**NEARBY RETAILERS**

Kohl’s	Cub Foods
Wal-Mart	Caribou Coffee
Von Hanson’s Meats	Old National Bank
The Original Mattress Factory	Kindercare

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION.

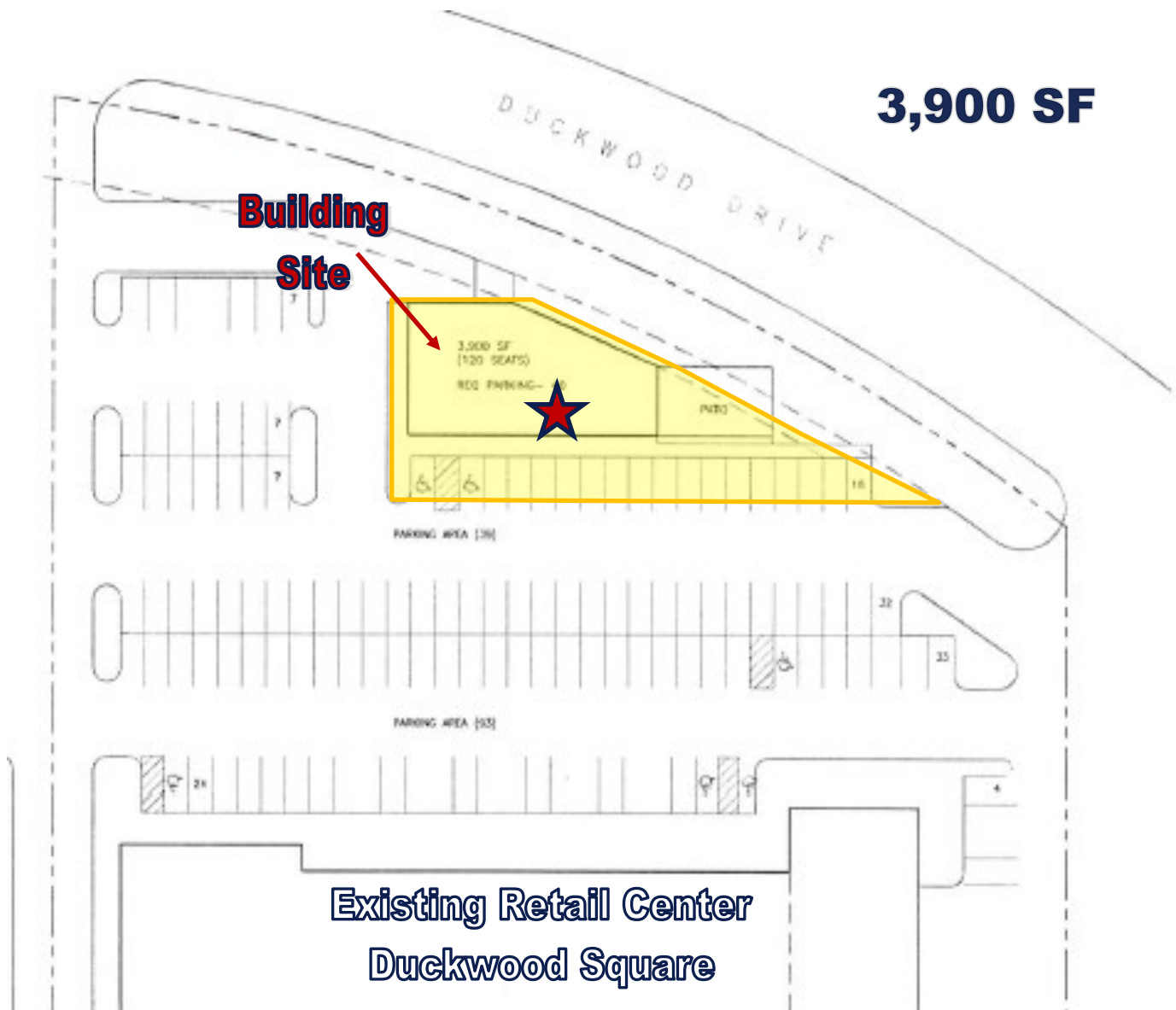
BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



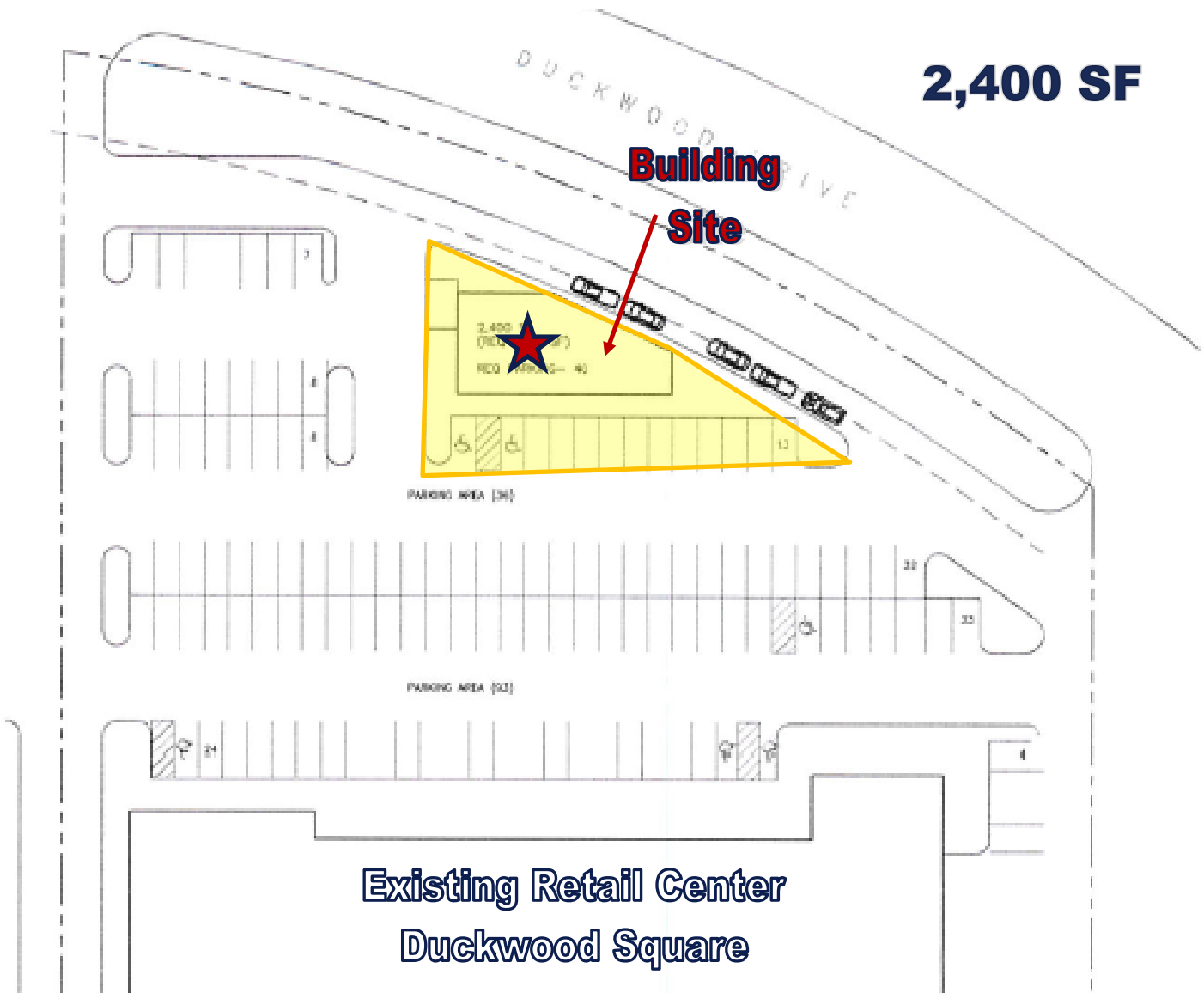
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**Option 1 can accommodate  
a sit down restaurant  
with up to 120 seats and a patio**



**Option 2 can be used as a QSR, bank, or other medical users and can accommodate a drive thru.**