

RETAIL FOR LEASE

# EAGAN CONVENIENCE CENTER

1380 Duckwood Drive | Eagan, MN 55123



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Full property information @ [eaganretail.com](http://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 106
  - 2,500 sf | Suite 109\*
  - 4,194 sf | Suite 110\*
- (\*can combine for 6,694 sf)

## ASKING RATES

- Negotiable
- \$10.71 psf 2021 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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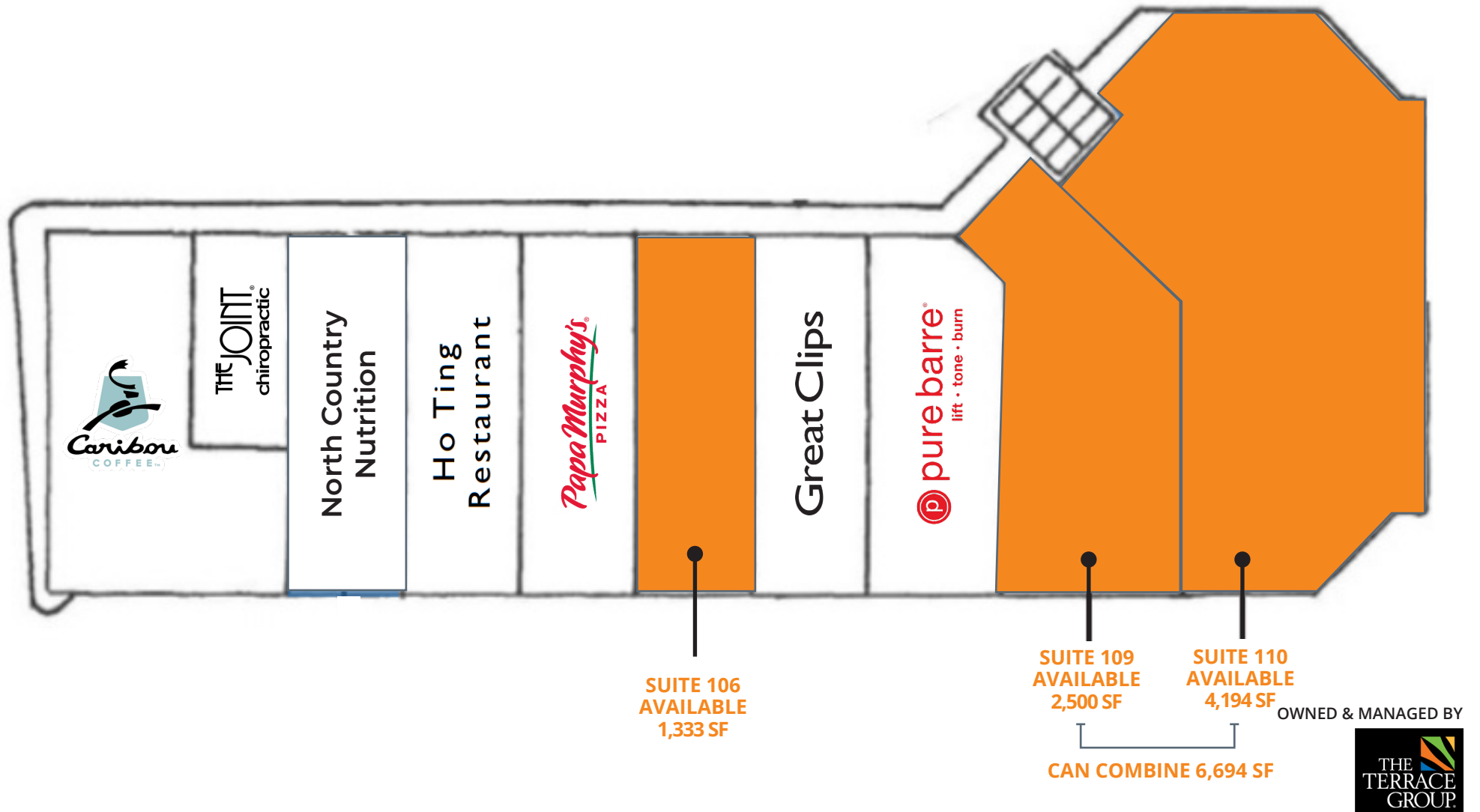
# OVERALL SITE PLAN

## Eagan Convenience Center



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# EAGAN TRADE AREA

## Eagan Convenience Center



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