

RETAIL **FOR LEASE**

FORMER JIFFY LUBE

1570 Thomas Center Drive | EAGAN, MN



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW



PROPERTY INFORMATION

- Name: Former Jiffy Lube
- Address: 1570 Thomas Lake Drive | Eagan, MN
- Description: Freestanding Retail Building
- Year Built: 1996
- Building GLA: 2,100 sf
- Parking: Designated Parking



FOR LEASE

- 2,100 sf Building
- 0.89 Acre Pad



2021 EST CAM/TAX

- Taxes: \$ 7.73 psf
- CAM: \$ 4.70 psf
- TOTAL: \$12.43 psf



TRAFFIC COUNTS

- 18,700 vpd on Cliff Road
- 3,600 vpd on Thomas Lake Road



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	8,276	71,596	171,856
Median HH Income	\$101,996	\$97,030	\$91,475
Average HH Income	\$129,791	\$122,598	\$116,964

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



COMMENTS

Former Jiffy Lube building sits on 0.89 acre parcel adjacent to Thomas Lake Center off Cliff Road in Eagan. The PD Zoning offers a variety of uses for the property.



ADJACENT TENANTS



AERIAL - TRADE AREA



REALTY
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AERIAL VIEW



**REALTY
RESOURCES**
MEMBER



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CONCEPT SITE PLAN

