RETAIL FOR LEASE

FORMER JIFFY LUBE

1570 Thomas Center Drive | EAGAN, MN





OVERVIEW





PROPERTY INFORMATION

Former Jiffy Lube Name:

1570 Thomas Lake Drive | Eagan, MN Address:

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

\$ 4.70 psf CAM:

\$12.43 psf TOTAL:



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





















Think























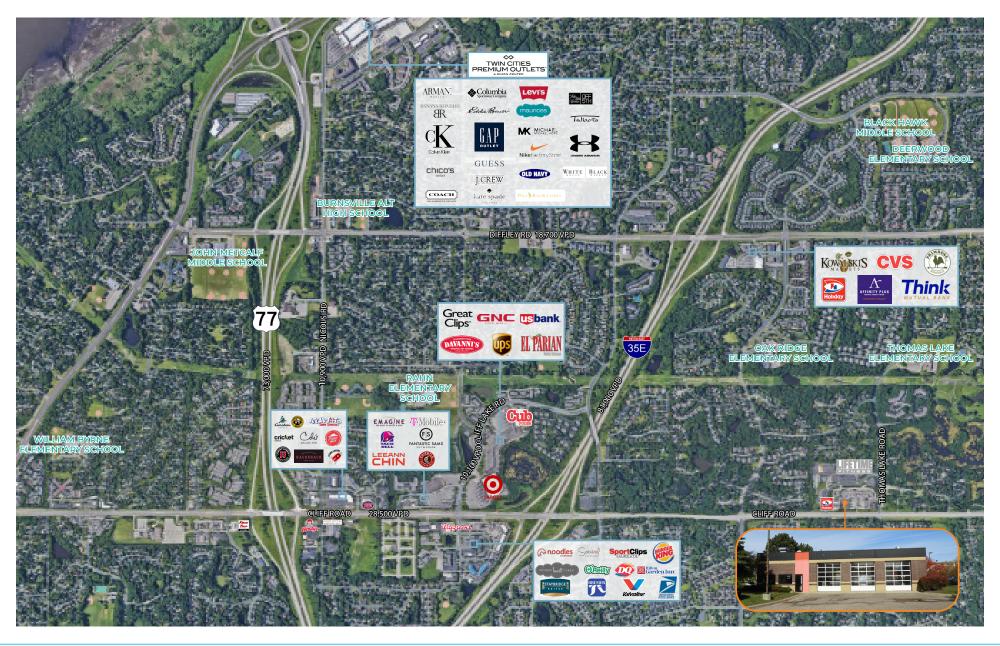






AERIAL - TRADE AREA





AERIAL VIEW





CONCEPT SITE PLAN



