

RETAIL

FOR LEASE

EAGAN TOWN CENTRE

SEC I-35E & Yankee Doodle Rd | Eagan



TRANSWESTERN

EPIC
REAL ESTATE PARTNERS

I-35E

SITE DETAILS

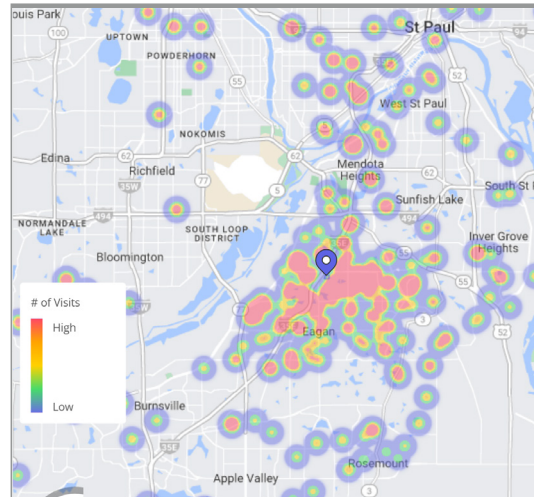
- LOCATION: 1278 Town Centre Dr | Eagan, MN
- PROPERTY TYPE: Grocery-anchored neighborhood center
- BUILDING GLA: 153,548 sq. ft.
- PARKING: 396 spaces
- VISIBILITY: 106,000 vpd - I-35E
11,400 vpd - Town Centre Dr
24,000 vpd - Yankee Doodle Rd

AVAILABILITY

- × 105: 2,492 sf
- × 190: 2,607 sf

CAM & TAX

- × \$8.06 psf (2024 est.)
*includes admin. fee



CUSTOMER SNAPSHOT

- 53.2k # of monthly customers
- 100.1k # of monthly visits
- 44min median length-of-stay
- \$78.9k median hh income

Source: Placer.ai | May 2022 estimates

CONTACT INFO:

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SITE PLAN

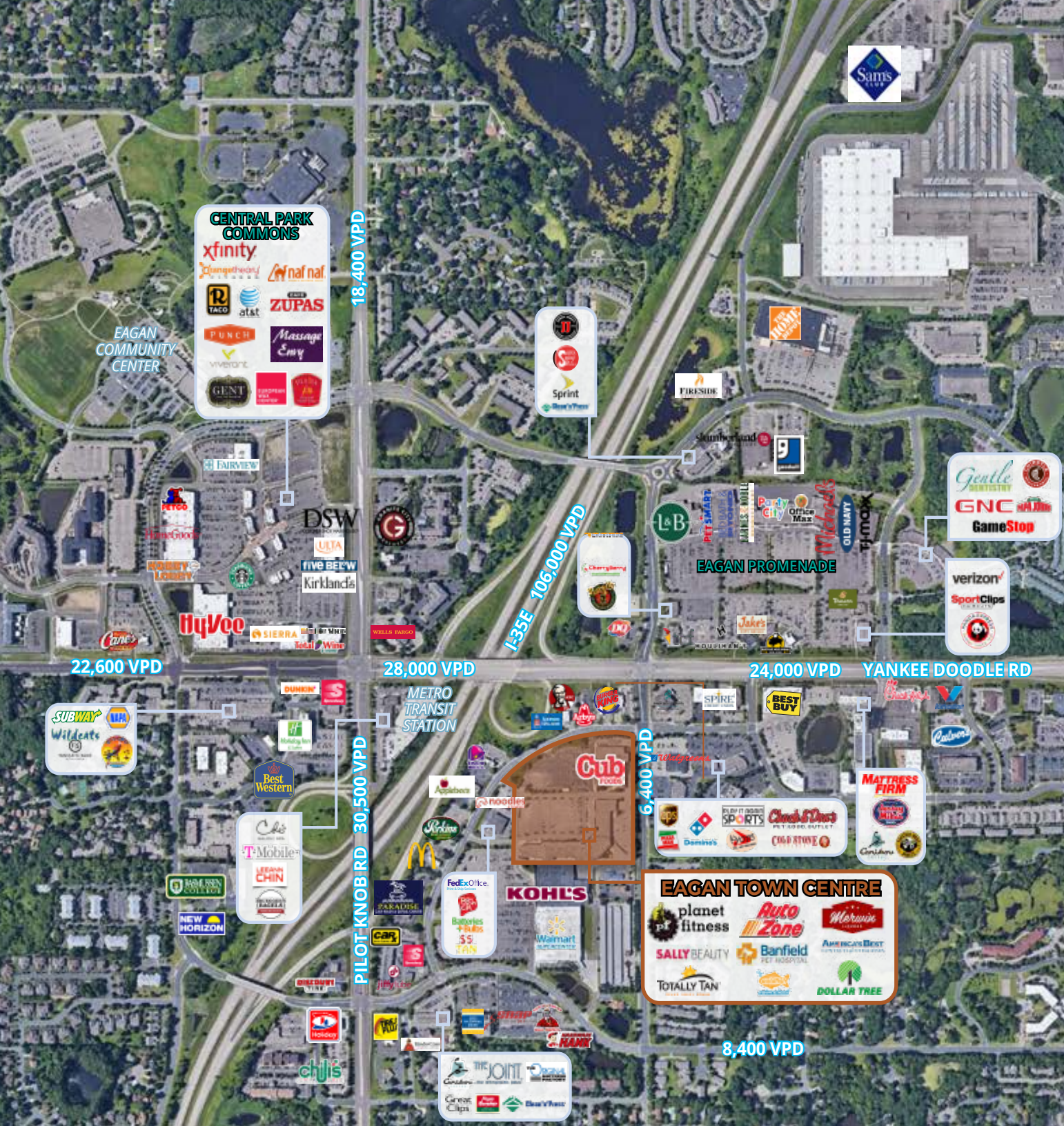
SUITE	TENANT	SQ. FT.
1267	Cub Foods	57,104
100	Dollar Tree	10,920
105	AVAILABLE	2,492
110	El Nuevo Morelos	5,318
120	Eagan Nails	3,004
125	Merwin Liquors	7,516
135	Planet Fitness	20,566
140	Kid to Kid	6,993
145	Totally Tan	3,857
150	Sally Beauty	1,929
155	America's Best	3,323
160	Goldfish Swim School	7,512
165	Hotworx	2,210
170	AutoZone	7,426
175	Kyuramen	3,269
180	H&R Block	1,344
185	Barbershop	1,638
190	AVAILABLE	2,607
195	Banfield	4,209
PAD	Popeyes	6,050



TRADE AREA

DEMOGRAPHICS

[1-3-5 mile]
Population
10,589 - 51,441 - 119,292
Daytime Population
13,227 - 80,833 - 155,906
Median HH Income
\$64,748 - \$83,880 - \$84,528
Average HH Income
\$86,198 - \$112,222 - \$115,794



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