

RETAIL FOR LEASE

# THOMAS LAKE CENTER

1565 Cliff Road | EAGAN, MN



TRANSWESTERN

REAL ESTATE  
SERVICES



# OVERVIEW



## PROPERTY INFORMATION

- Name: Thomas Lake Center | Eagan, MN
- Description: Neighborhood Retail Center
- Year Built: 1987
- Building GLA: 42,923 sf
- Parking: 250 Surface Lot Stalls



## FOR LEASE

1565 Cliff Road

- Suite 2: 2,000 to 3,770 sf - Can be demised
- Suite 5-6: 1,200 to 2,417 sf - Can be demised
- Suite 13: 841 sf - Available 7/1/22



## 2021 EST CAM/TAX

- \$9.70 psf  
(\$4.70 psf CAM + \$5.00 psf Taxes)



## 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

Thomas Lake Center is a multi-tenant retail property nestled in a well-established Eagan neighborhood.



## CENTER TENANTS









# AERIAL VIEW



Member of:  
**REALTY  
RESOURCES**



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

Brad Kaplan ccm 612.359.1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)

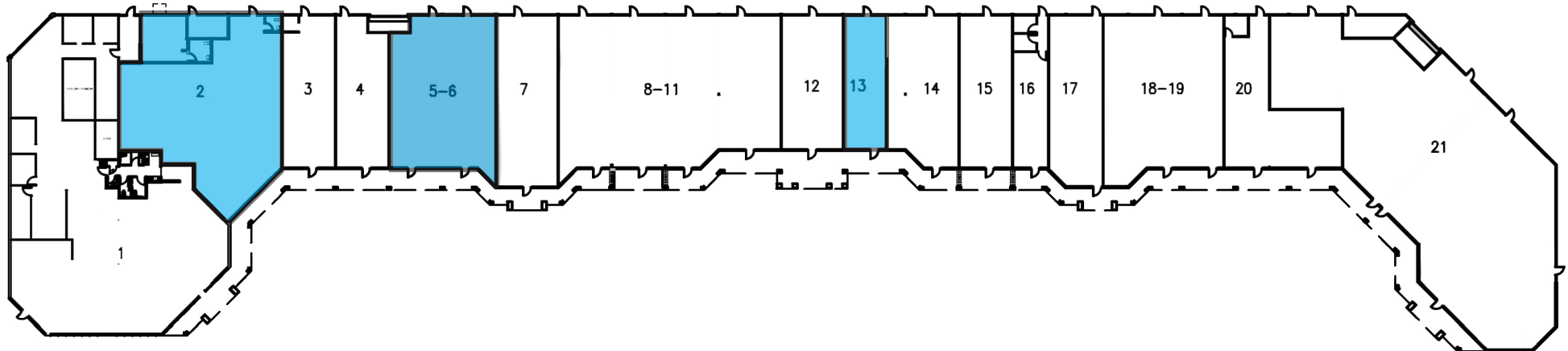


# SITE PLAN

1565 CLIFF ROAD



Member of:  
**REALTY  
RESOURCES**



## SUITE

## TENANT

Suite 1:	Cupcake/Mason Jar
<b>Suite 2:</b>	<b>AVAILABLE 2,000 to 3,770 SF (can be demised)</b>
Suite 3:	Golden Star
Suite 4:	State Farm
<b>Suite 5-6:</b>	<b>AVAILABLE 1,200 to 2,417 SF (can be demised)</b>
Suite 7:	Kick Start Martial Arts
Suite 8-11:	Day by Day Child Development
Suite 12:	Daulton Hair

## SUITE

## TENANT

<b>Suite 13:</b>	<b>AVAILABLE 841 SF (as of 7/1/22)</b>
Suite 14:	Weight Watchers
Suite 15:	Subway
Suite 16:	Pet Spa
Suite 17:	Sarpinos Pizza
Suite 18-19:	TL Liquors
Suite 20:	Signature Nails
Suite 21:	Pellicci's Ace Hardware



# CONCEPT ELEVATION

1565 CLIFF ROAD



Member of:

**REALTY**  
**RESOURCES**



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

**Brad Kaplan** ccim 612.359.1625 | [brad.kaplan@transwestern.com](mailto:brad.kaplan@transwestern.com)