

RETAIL FOR LEASE

EAGAN CONVENIENCE CENTER

1380 Duckwood Drive | Eagan, MN 55123



TRANSWESTERN

REAL ESTATE
SERVICES



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Full property information @ eaganretail.com

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OVERVIEW



PROPERTY INFORMATION

- Location: 1380 Duckwood Dr | Eagan, MN
- Building GLA: 17,586 sf
- Parking: Ample parking on-site



AVAILABLE

- 1,333 sf | Suite 106
- 1,675 sf | Suite 108*
- 2,500 sf | Suite 109*
- 4,194 sf | Suite 110*

ASKING RATES

- Negotiable
- \$9.81 psf 2022 est. CAM/Tax

* Can combine for 8,369 sf



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

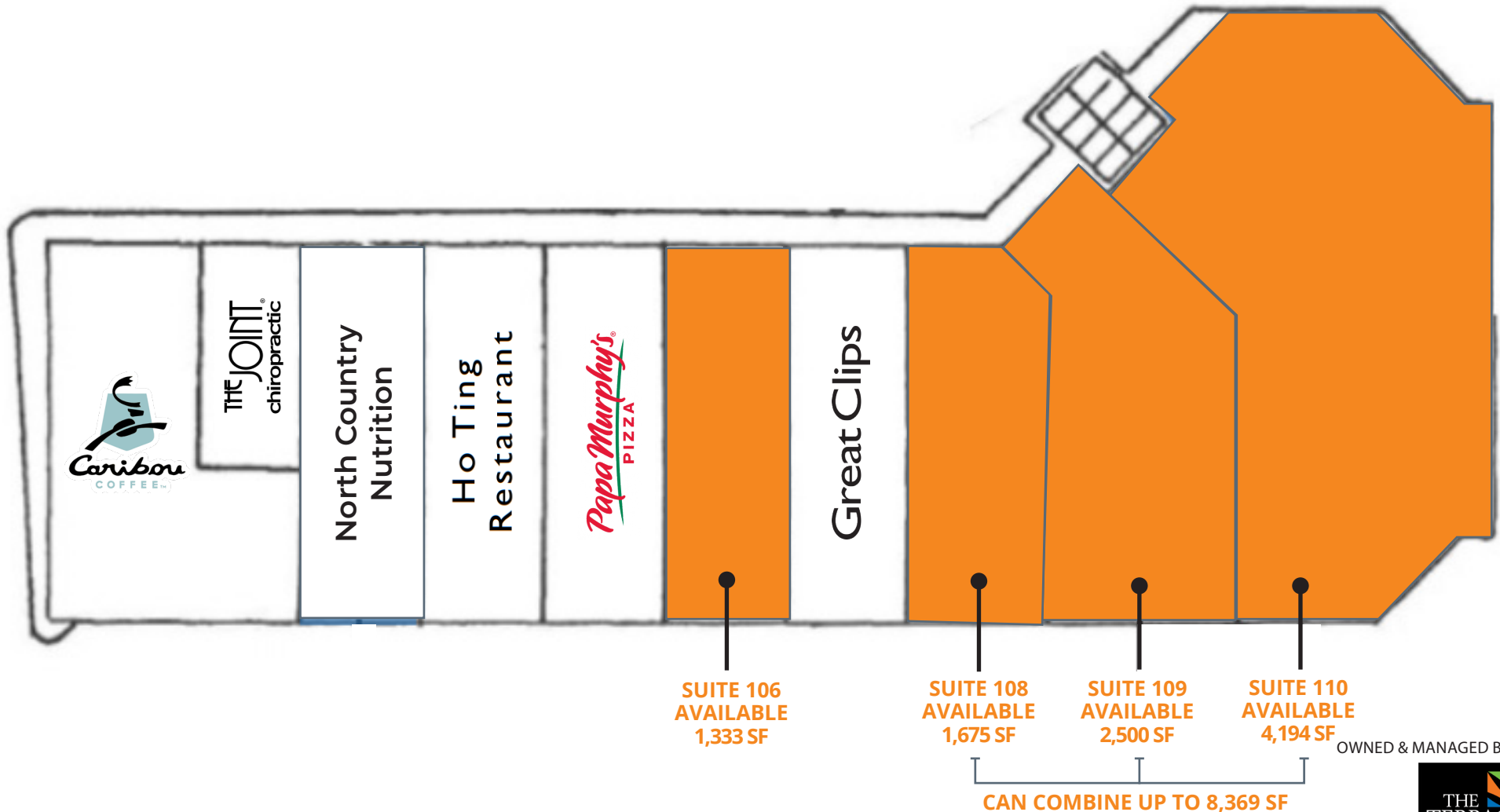
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OVERALL SITE PLAN

Eagan Convenience Center



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