



FRAUENSHUH

2110 SILVER BELL ROAD OFFICE BUILDING FOR SALE OR LEASE

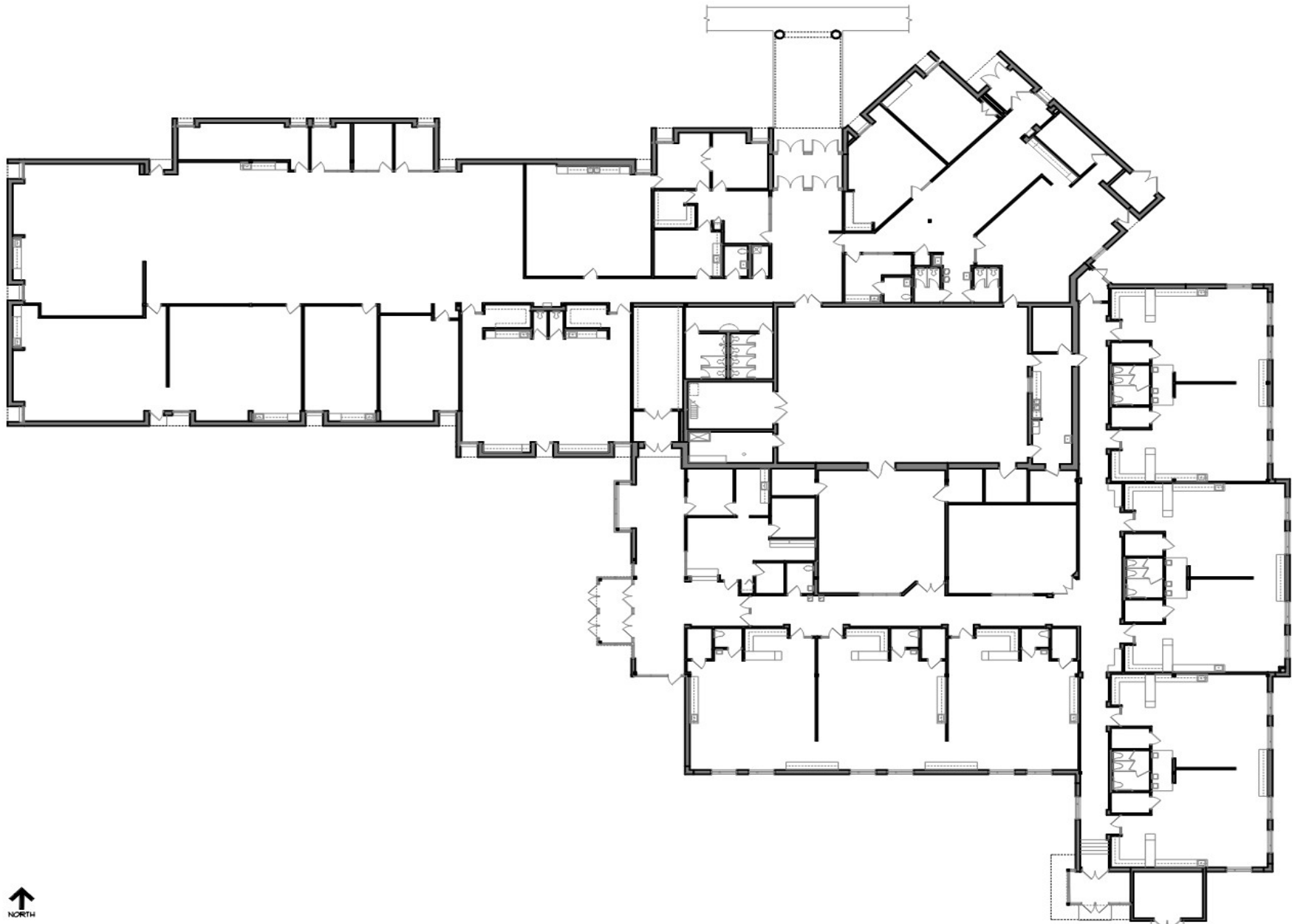
2110 Silver Bell Road ♦ Eagan, MN 55122

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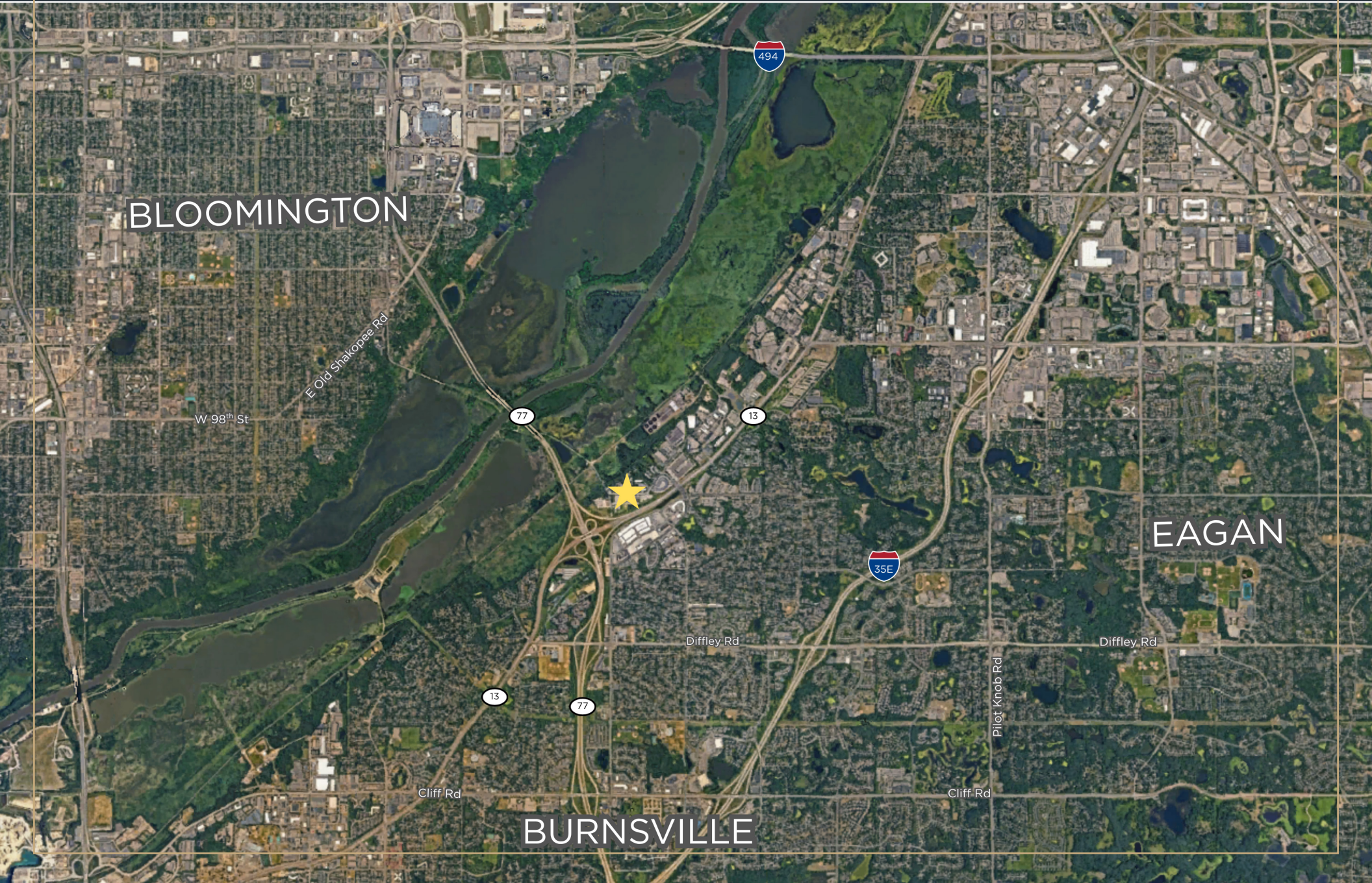
BUILDING DETAILS

- 35,800 SF Building
- Owner/User Opportunity
- Sale Price: \$3,200,000
- Rental Rate: Negotiable
- 5.73 Acres
- Built in 1988
- Clear Height: 13'
- Gym Height: 18'
- 2026 Est. RE Taxes: Currently tax exempt
- Building can convert to multi-tenant
- Convenient access to area amenities and retail
- Zoning: Planned Development, allowing for most flexible design and use
- PID: 10-75503-01-010









BLOOMINGTON

EAGAN

BURNSVILLE



DEMOGRAPHIC SUMMARY

2110 Silver Bell Rd., Eagan, MN 55122

Ring of 7 miles

KEY FACTS

384,279

Population



160,379

Households

40.1

Median Age

\$76,547

Median Disposable Income

EDUCATION

4.5%

No High School Diploma



17.8%

High School Graduate



27.6%

Some College/
Associate's Degree



50.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$95,631

Median Household Income



\$52,550

Per Capita Income



\$296,601

Median Net Worth

HOUSEHOLD INCOME

\$500,000+
\$400,000-499,999
\$300,000-399,999
\$250,000-299,999
\$200,000-249,999
\$150,000-199,999
\$125,000-149,999
\$100,000-124,999
\$75,000-99,999
\$60,000-74,999
\$50,000-59,999
\$45,000-49,999
\$40,000-44,999
\$35,000-39,999
\$30,000-34,999
\$25,000-29,999
\$20,000-24,999
\$15,000-19,999
\$10,000-14,999
\$0-9,999

0% 2 4 6 8 10 12 14%

BUSINESS



14,721

Total Businesses



230,329

Total Employees

EMPLOYMENT



White Collar

73.7%



Blue Collar

15.9%



Services

13.8%

4.0%

Unemployment Rate