



IAG COMMERCIAL
REAL ESTATE

EAGAN RETAIL/MEDICAL LOT

Development Lot Across from
Hy-Vee/Central Park Commons
Shopping Center



Possible Development Renderings



FOR SALE

1515 Central Parkway
Eagan, MN 55121



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Sale Price:	Negotiable
Address:	1515 Central Parkway
Acreage:	1.5 acres
Zoning:	RD/Research & Development
County:	Dakota
Parking:	Over 7:1000 parking ratio available
Traffic Counts:	Yankee Doodle Rd: 22,600 AADT Central Parkway: 9,700 AADT

PROPERTY OVERVIEW

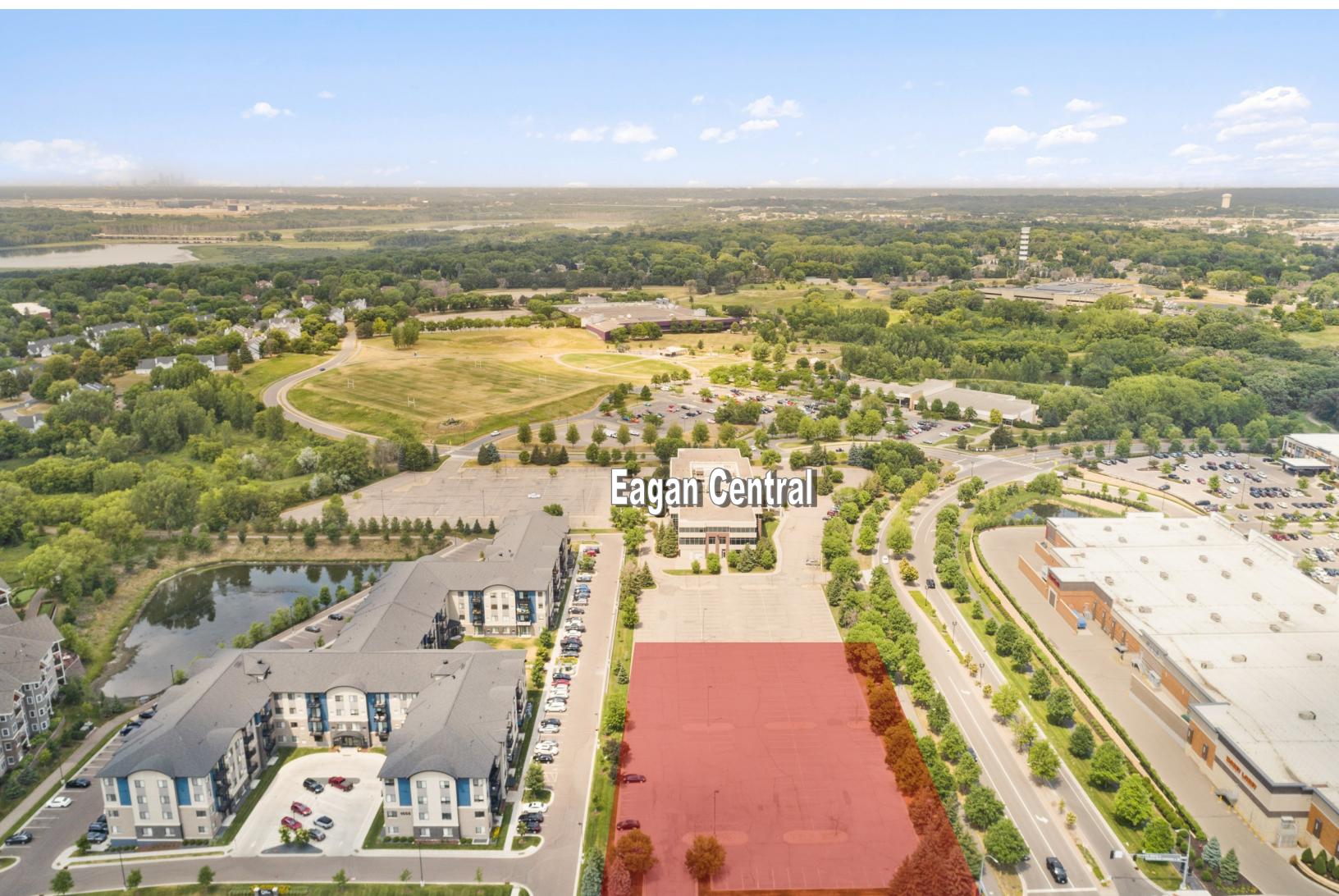
The lot is situated in the heart of Eagan, just steps away from 20 restaurants, Hy-Vee, Aldi, Goddard School/Goddard Childcare and Hobby Lobby. This prime location across from the Eagan Community Center offers ample opportunities to stay active with walking trails and a state-of-the-art fitness center. With easy access to major highways and just minutes from the airport and downtowns via 35E & 494, this location is the ideal location to help your business thrive.

The property is currently zoned RD/Research & Development, however, the City is open to retail or medical office on the site subject to rezoning conditions. The City is not open to drive-thru retail.

PROPERTY FEATURES

- Situated opposite the recently constructed Goddard School/Goddard Childcare of Eagan
- Located across from Central Commons shopping
- Adjacent to the Eagan Community Center and Central Commons
- Less than 10 minutes to the Minneapolis-St. Paul International Airport





The retail buildings shown are conceptual only and are not currently constructed. These illustrations represent potential retail developments being proposed for the land, subject to planning approvals and design refinement.



Area Retailers, Restaurants & Hotels

