

OFFICE/RETAIL FOR SALE OR LEASE

2781 PILOT KNOB ROAD, EAGAN, MN 55121

SCHWIETERS
MEDICAL BUILDING



OFFERING SUMMARY

SALE PRICE:	\$875,000
LEASE RATE:	Negotiable
BUILDING SIZE:	3,067 SF
AVAILABLE SF:	3,067 SF
REAL ESTATE TAXES:	\$14,018.00 (2025)
LOT SIZE:	0.48 Acres
PARKING:	14 Stalls, Paved Lot
YEAR BUILT:	2000 - Constructed as Retail
RENOVATED:	2007 - Renovated to Office
SIGNAGE:	Monument
TRAFFIC COUNT:	12,828 VPD - MNDOT
ZONING:	NB - Neighborhood Business

PROPERTY OVERVIEW

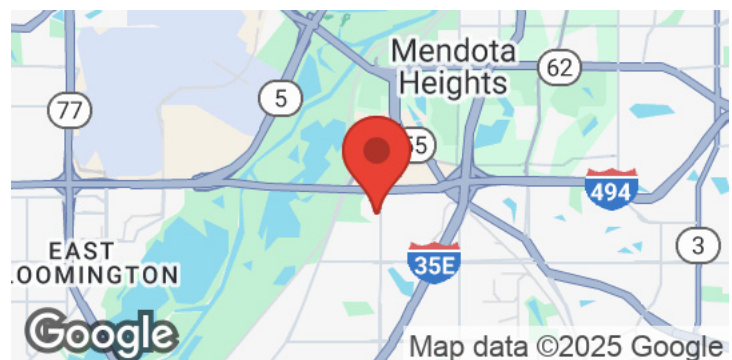
This well located freestanding Office/Retail Building for Sale and Lease in Eagan, offers businesses excellent visibility along heavily traveled Pilot Knob Road, easy access to I-494, I-35E, Hwy 13 and Hwy 55.

The current build out includes six private offices, entry area, reception, workroom, kitchenette and two restrooms. There are 14 parking stalls for employees and visitors, ensuring ease of access.

The property is great for office or retail businesses as the building design offer functionality and flexibility. Retailers can easily remove interior walls for more floor space. Freestanding office/retail buildings are hard to find In this highly sought-after community.

PROPERTY HIGHLIGHTS

- Conveniently Located Near Restaurants, Hotels, Retail, Other Businesses, and Major Transit
- Excellent Visibility and Access



AMK PROPERTIES TEAM
Suntide Commercial Realty
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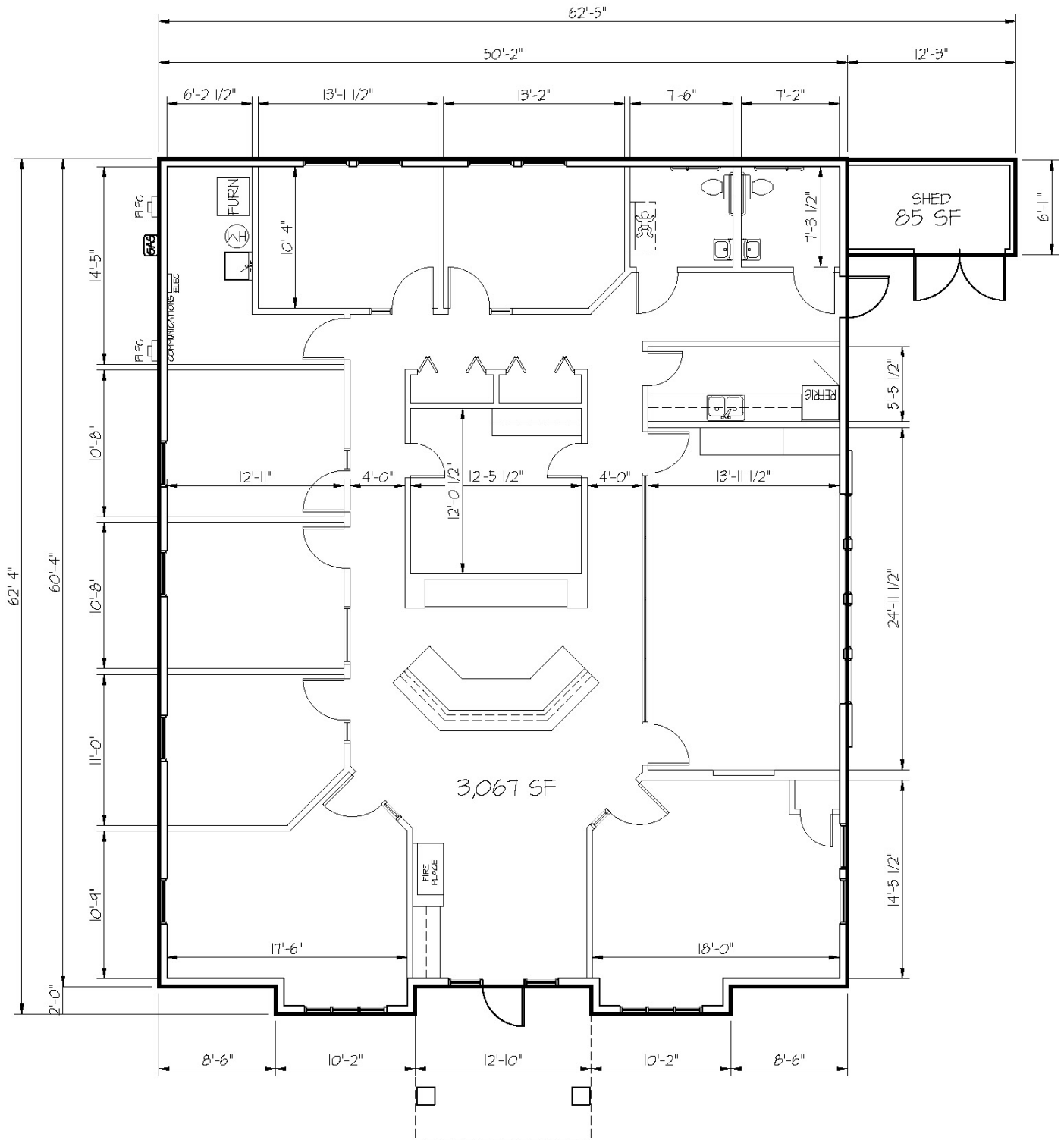


BUILDING DIMENSIONS

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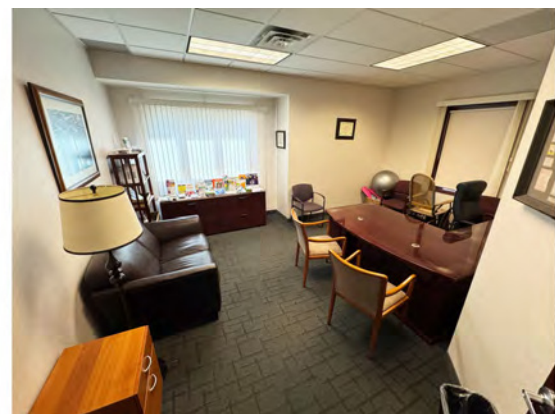
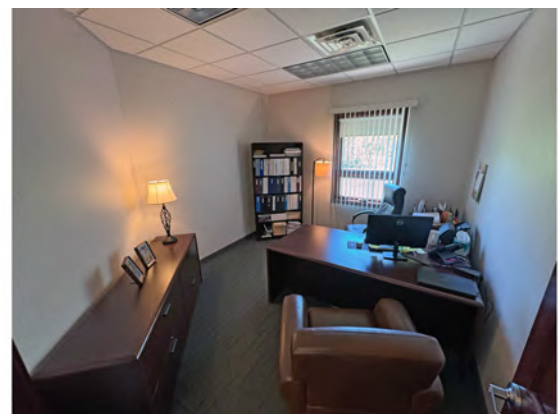
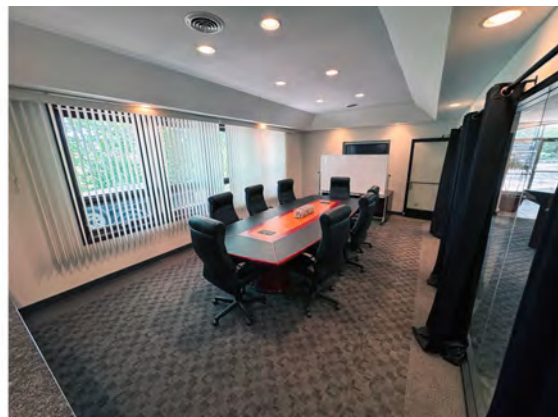
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PHOTOS

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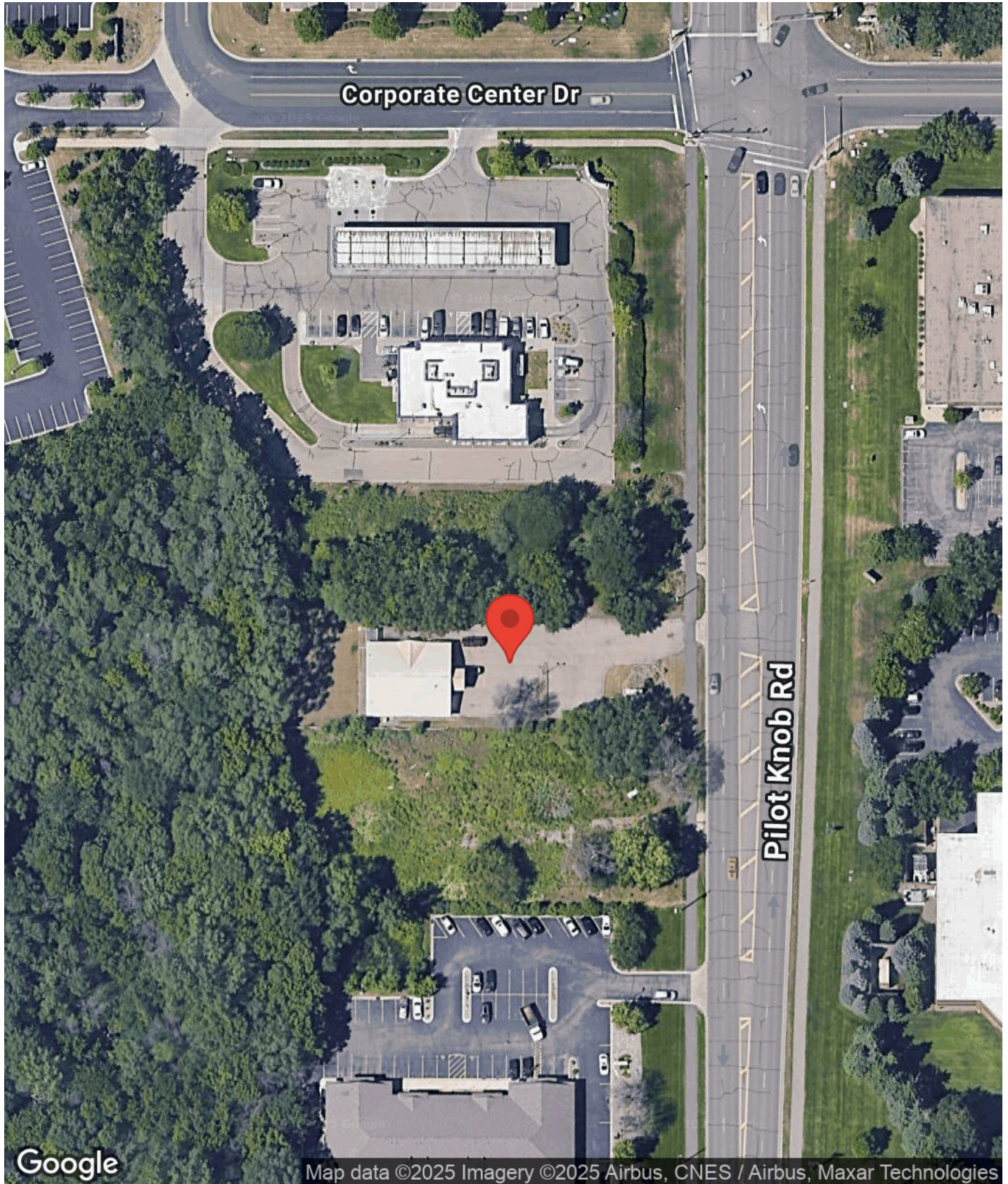
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AERIAL MAP

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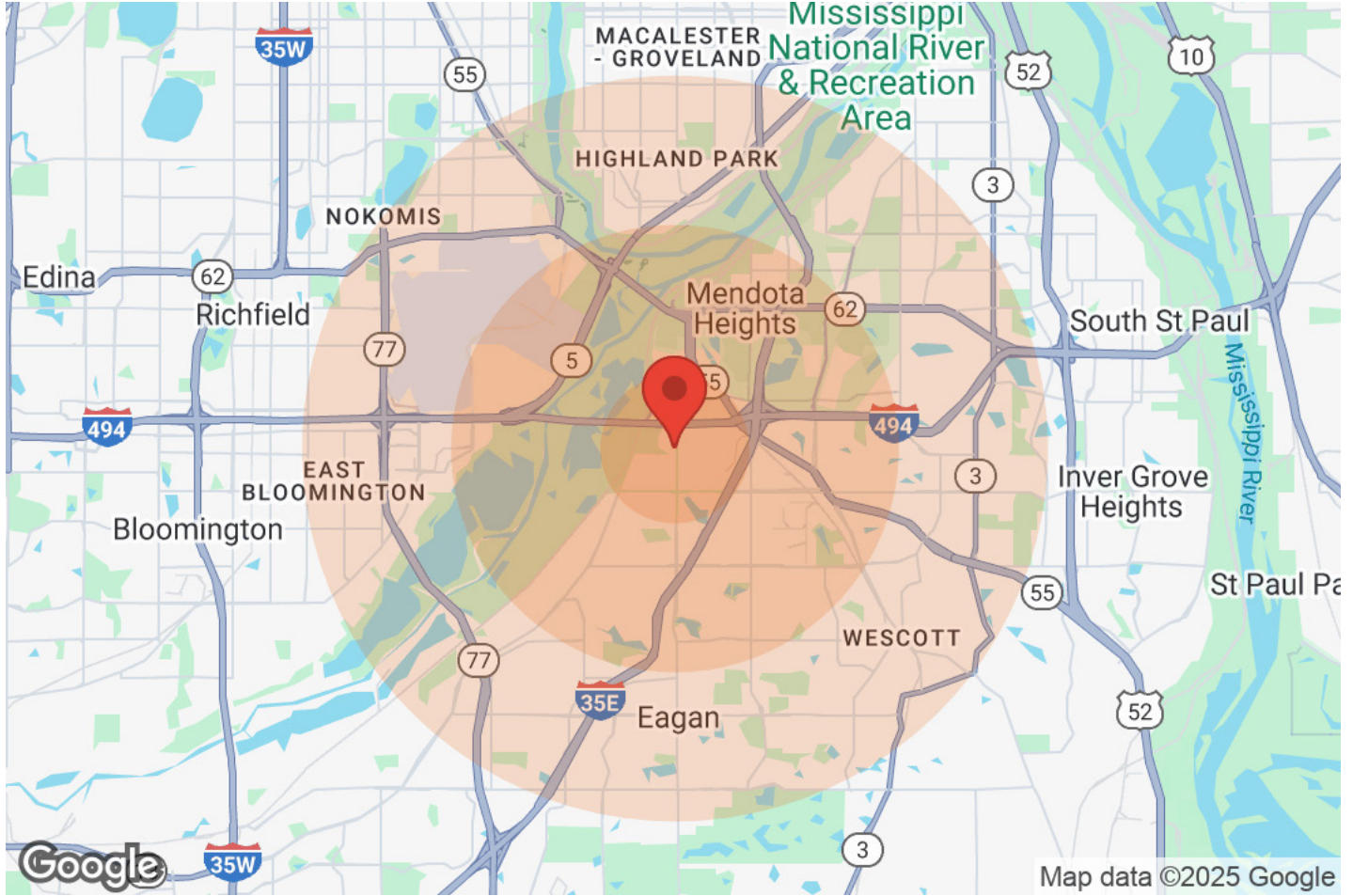
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,349	14,736	73,946
Female	1,408	15,548	79,194
Total Population	2,757	30,284	153,140

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	482	5,374	29,660
Ages 15-24	251	3,366	18,714
Ages 25-54	1,346	12,469	61,464
Ages 55-64	351	3,932	19,407
Ages 65+	327	5,143	23,895

Income	1 Mile	3 Miles	5 Miles
Median	\$65,392	\$73,772	\$64,037
< \$15,000	187	1,037	5,234
\$15,000-\$24,999	194	1,000	5,481
\$25,000-\$34,999	106	1,055	5,699
\$35,000-\$49,999	133	1,740	8,879
\$50,000-\$74,999	280	3,167	12,047
\$75,000-\$99,999	236	1,918	9,168
\$100,000-\$149,999	150	2,241	9,913
\$150,000-\$199,999	49	715	3,456
> \$200,000	N/A	844	4,003

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,394	14,866	68,820
Occupied	1,267	13,865	64,836
Owner Occupied	497	8,349	43,505
Renter Occupied	770	5,516	21,331
Vacant	127	1,001	3,984



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