

RETAIL

FOR LEASE

EAGAN TOWN CENTRE

SEC OF I-35E + YANKEE DOODLE RD | EAGAN, MN



TRANSWESTERN

EPIC
REAL ESTATE PARTNERS

I-35E

SITE DETAILS

- LOCATION: 1278 Town Centre Dr | Eagan, MN
- PROPERTY TYPE: Grocery-anchored neighborhood center
- BUILDING GLA: 153,548 sq. ft.
- PARKING: 396 spaces
- VISIBILITY: 106,000 vpd - I-35E
11,400 vpd - Town Centre Dr
24,000 vpd - Yankee Doodle Rd

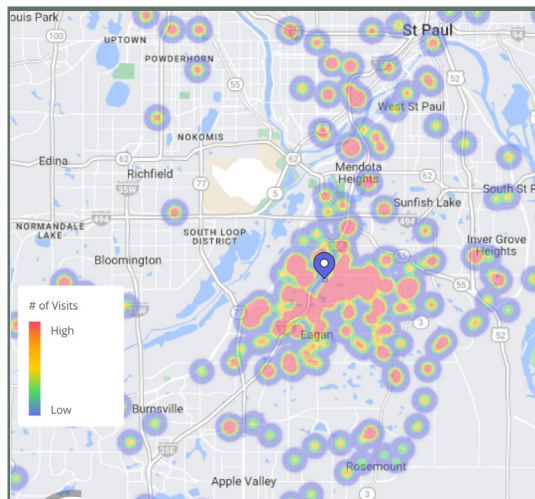
AVAILABILITY

- × 105: 2,492 sf*
- × 110: 5,318 sf*
- (*can combine for 7,810 sf)

CAM & TAX (2024 est.)

- × CAM: \$2.02 psf
- × INS: \$ 0.51 psf
- × RET: \$4.50 psf
- TOTAL: \$7.03 psf**

CUSTOMER SNAPSHOT



53.2k # of monthly customers
100.1k # of monthly visits
44min median length-of-stay
\$78.9k median hh income

Source: Placer.ai | May 2022 estimates

CONTACT INFO:

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SITE PLAN

| SUITE | TENANT | SQ. FT. |
|------------|----------------------|--------------|
| 1267 | Cub Foods | 57,104 |
| 100 | Dollar Tree | 10,920 |
| 105 | AVAILABLE | 2,492 |
| 110 | AVAILABLE | 5,318 |
| 120 | Eagan Nails | 3,004 |
| 125 | Merwin Liquors | 7,516 |
| 135 | Planet Fitness | 20,566 |
| 140 | Kid to Kid | 6,993 |
| 145 | Totally Tan | 3,857 |
| 150 | Sally Beauty | 1,929 |
| 155 | America's Best | 3,323 |
| 160 | Goldfish Swim School | 7,512 |
| 165 | Hotworx | 2,210 |
| 170 | AutoZone | 7,426 |
| 175 | Kyuramen | 3,269 |
| 180 | H&R Block | 1,344 |
| 185 | Barbershop | 1,638 |
| 190 | LEASE PENDING | 2,607 |
| 195 | Banfield | 4,209 |
| PAD | Popeyes | 6,050 |



TRADE AREA

DEMOGRAPHICS

[1-3-5 mile]

POPULATION

10,589 - 51,441 - 119,292

DAYTIME POPULATION

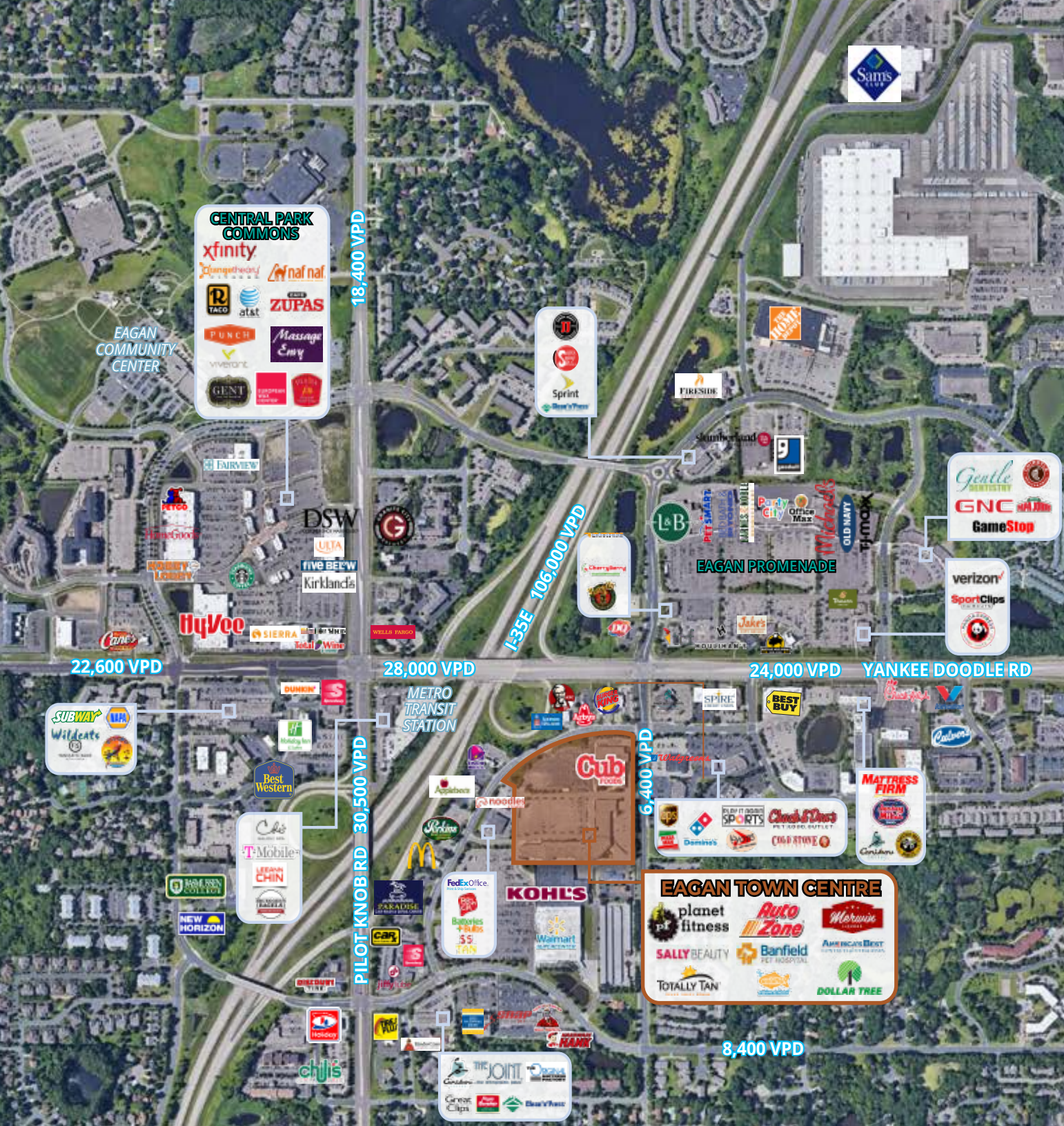
13,227 - 80,833 - 155,906

MEDIAN HH INCOME

\$64,748 - \$83,880 - \$84,528

AVERAGE HH INCOME

\$86,198 - \$112,222 - \$115,794



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