

RETAIL FOR LEASE
COURTHOUSE
SHOPPING CENTER



3090 COURTHOUSE LANE
EAGAN, MN 55121

UNDER
NEW OWNERSHIP

Redefining Real Estate
www.AtlasCRE.com

RETAIL FOR LEASE COURTHOUSE SHOPPING CENTER

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EAGAN, MN 55121



PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE Suite 200 - 1,497 SF

LEASE RATE Negotiable

2024 CAM/TAX

CAM/INS	\$5.75 PSF
Taxes	\$4.47 PSF
Total	\$10.22 PSF

- PROPERTY HIGHLIGHTS
- ◆ Prominent Parapet storefront signage
 - ◆ Proximal to new residential growth
 - ◆ Surrounded by industrial, office/service business, supporting daytime traffic

⇒ TRAFFIC COUNTS

*SEE AERIAL PHOTOS

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	2,236	42,076	143,740
AVG. HH INCOME	\$196,844	\$152,201	\$129,298
DAYTIME POPULATION	8,386	65,896	153,154

* Source - ESRI 2024



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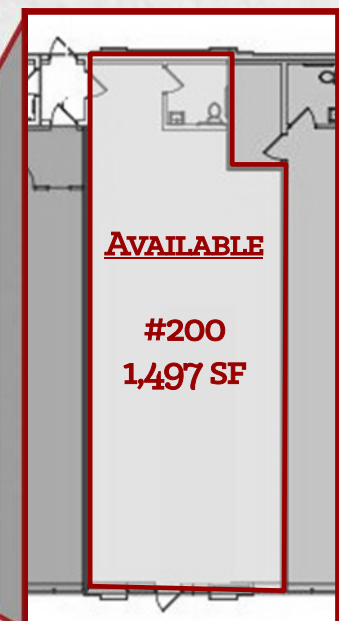
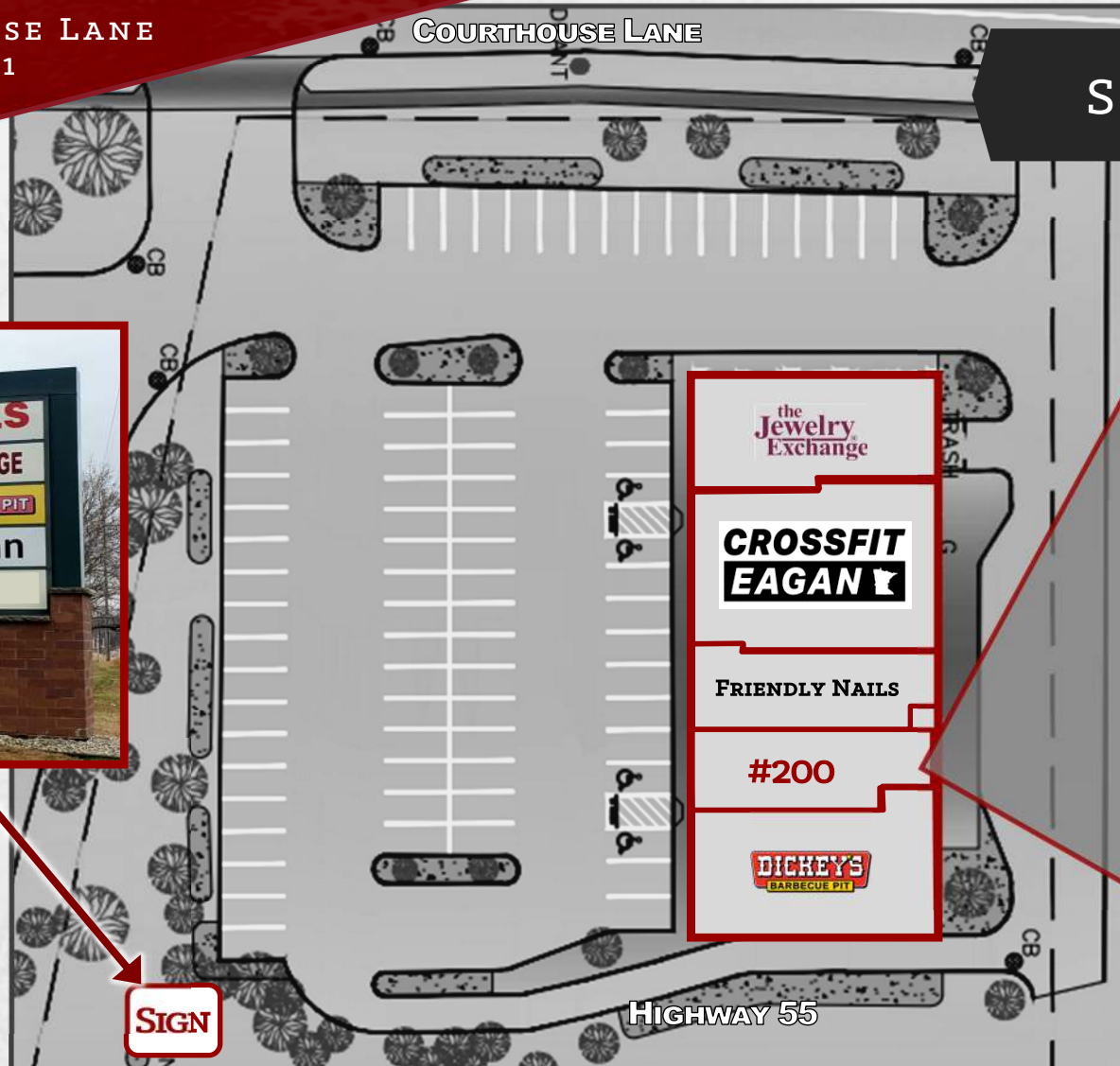


COURTHOUSE LANE

SITE PLAN



SIGN



AVAILABLE

**#200
1,497 SF**

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