

EAGAN CONVENIENCE CENTER

Retail Property For Lease



1380 DUCKWOOD DRIVE
EAGAN, MN 55123



BRISKY
COMMERCIAL

EAGAN CONVENIENCE CENTER | EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

The Eagan Convenience Center is an attractive, well-located retail center serving the surrounding community with a diverse array of businesses. The center is highly accessible in the commercial and residential heart of Eagan, and just off major interstate 35E. It is located in a major retail corridor with close proximity to Walmart, Eagan Town Square, Eagan Promenade and Central Park Commons.

Eagan is a healthy and vibrant part of the Minneapolis metro market! The community saw more than \$400 million in commercial and residential construction in 2017. Eagan is home to the new Minnesota Vikings practice facility and other recent redevelopments include the Twin Cities Premium Outlets and Central Park Commons.

Eagan is equal distance to both downtown Minneapolis and St. Paul and just across the Minnesota River is the Minneapolis-St. Paul International Airport. The Eagan market has strong demographics and a growing population, it was named the Twin Cities' busiest suburb by the Minneapolis / St. Paul Business Journal in 2018.

OFFERING SUMMARY

Lease Rate:	\$15.00 - 20.00 SF/yr (NNN)
Available SF:	1,333 - 8,369 SF
Lot Size:	2.11 Acres
Building Size:	17,586 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,925	20,797	47,281
Total Population	6,938	50,846	118,045
Average HH Income	\$90,343	\$95,758	\$97,068

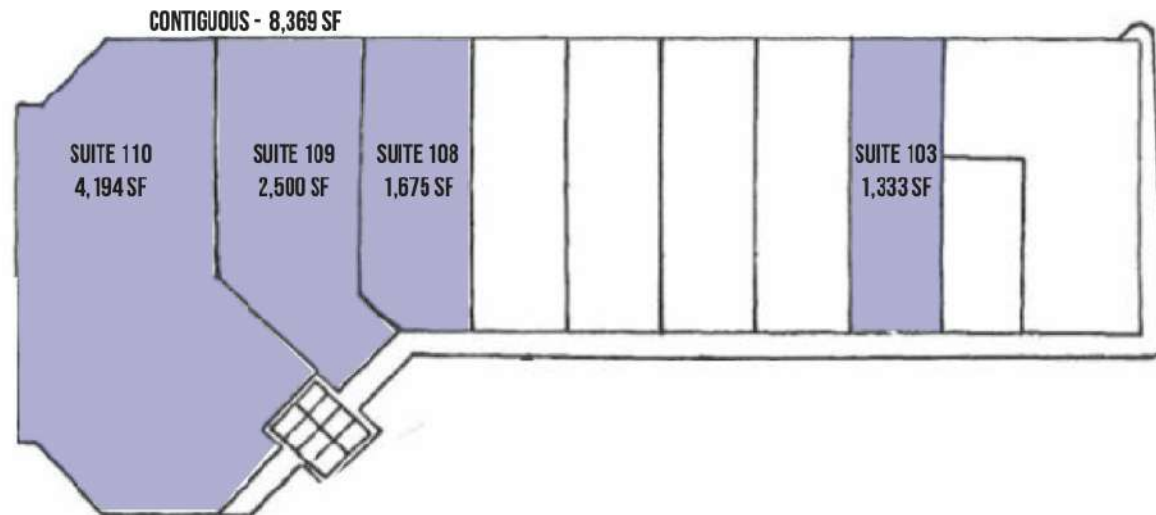
EAGAN CONVENIENCE CENTER | PROPERTY DETAILS



Building Name	Eagan Convenience Center
Property Type	Retail
Property Subtype	Strip Center
APN	10-22415-01-010
Building Size	17,586 SF
Lot Size	2.11 Acres
Year Built	1989
Parking Spaces	90
Construction Status	Existing
Free Standing	Yes

- 1,333 to 8,369 SF Available
- In Demand Eagan Market
- Strong Demographics
- Flexible Suites with Glass Frontage
- Great Visibility - Corner Location
- High Traffic Counts - Just off Interstate 35E
- Ample Parking - Approx. 90 Parking Stalls
- Strong Tenant Mix with Close Proximity to Other Retail

EAGAN CONVENIENCE CENTER | AVAILABLE SUITES



SUITE 110 DETAILS

Description: Large end-cap retail space with great exposure and glass frontage.

Square Footage: 4,194 SF (8,369 SF Contiguous Available)

Rental Rate: \$15 PSF

Lease Type: NNN

Estimated CAM: \$10.47

Space Use: Retail

Available: October 1st, 2019

SUITE 109 DETAILS

Description: Turn-key plug-n-play office suite featuring a beautiful buildout. Existing office furniture is available and could be included.

Square Footage: 2,500 (8,369 SF Contiguous Available)

Rental Rate: \$17.50 PSF

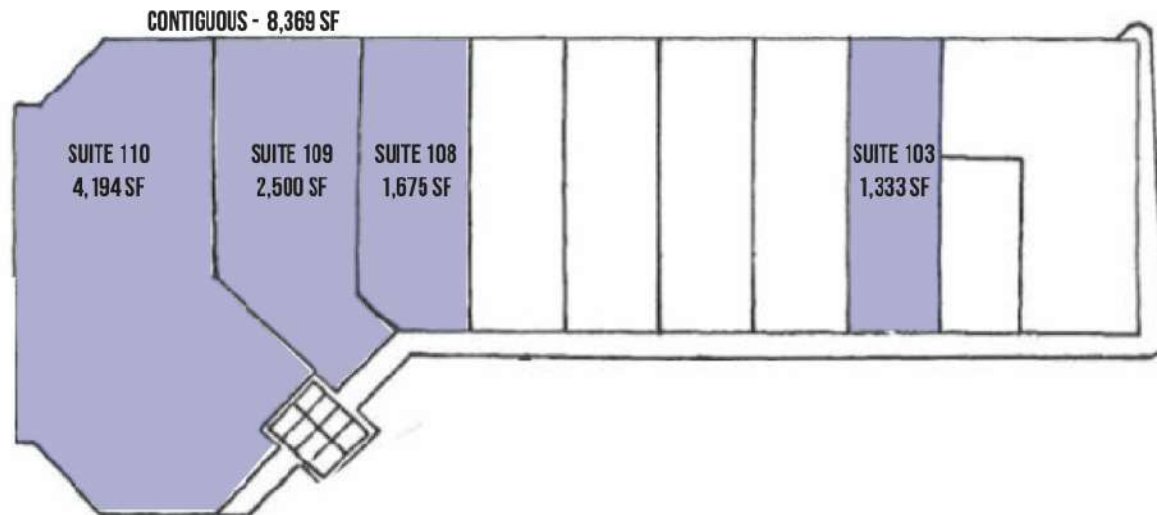
Lease Type: NNN

Estimated CAM: \$10.47

Space Use: Office

Available: Immediately

EAGAN CONVENIENCE CENTER | AVAILABLE SUITES CONTINUED



SUITE 108 DETAILS

Description: Medical suite currently used as a dental clinic.

Square Footage: 1,675 SF (8,369 SF Contiguous Available)

Rental Rate: \$20 PSF

Lease Type: NNN

Estimated CAM: \$10.47

Space Use: Medical / Office

Available: Immediately

SUITE 103 DETAILS

Description: Efficient retail suite with great visibility and glass frontage.

Square Footage: 1,333

Rental Rate: \$20 PSF

Lease Type: NNN

Estimated CAM: \$10.47

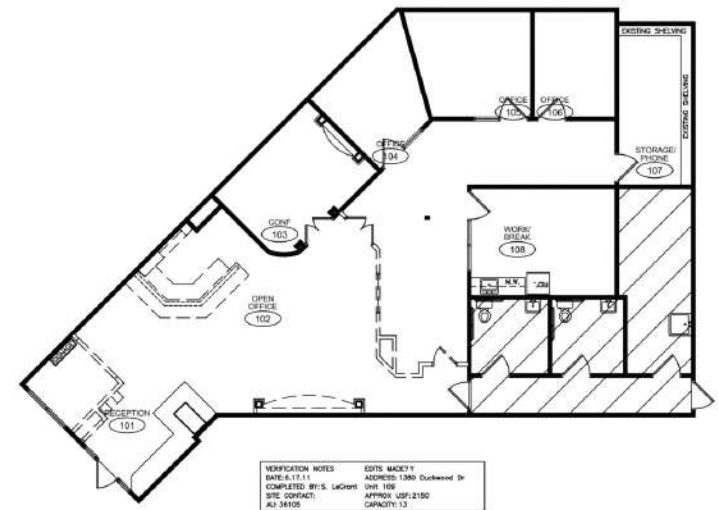
Space Use: Retail

Available: Immediately

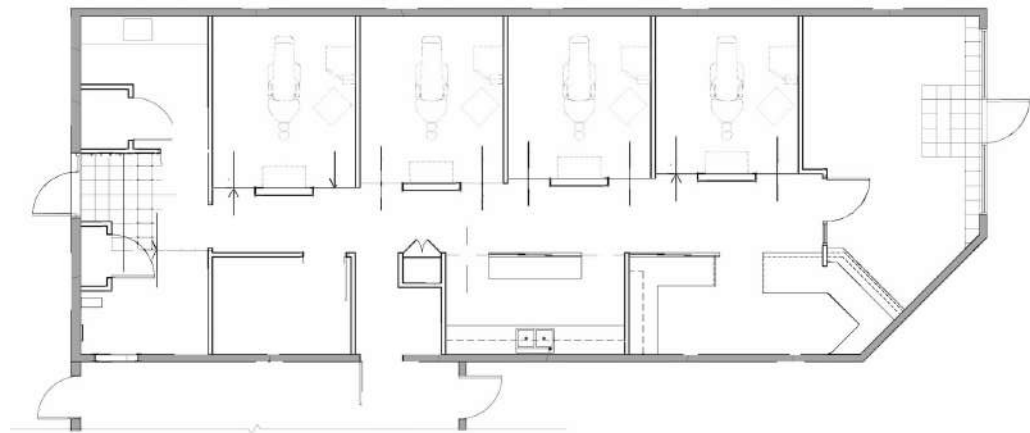
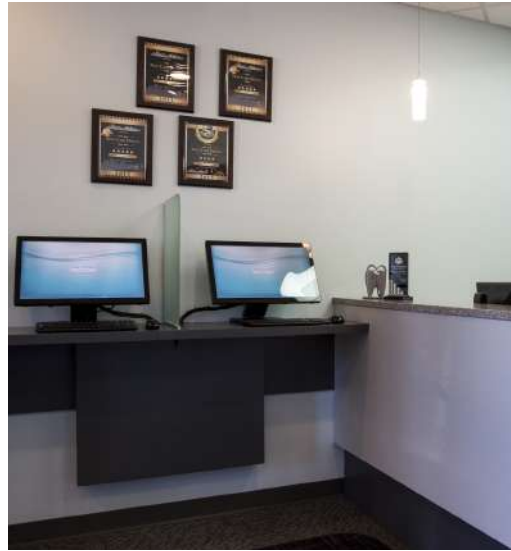
EAGAN CONVENIENCE CENTER | SUITE 110



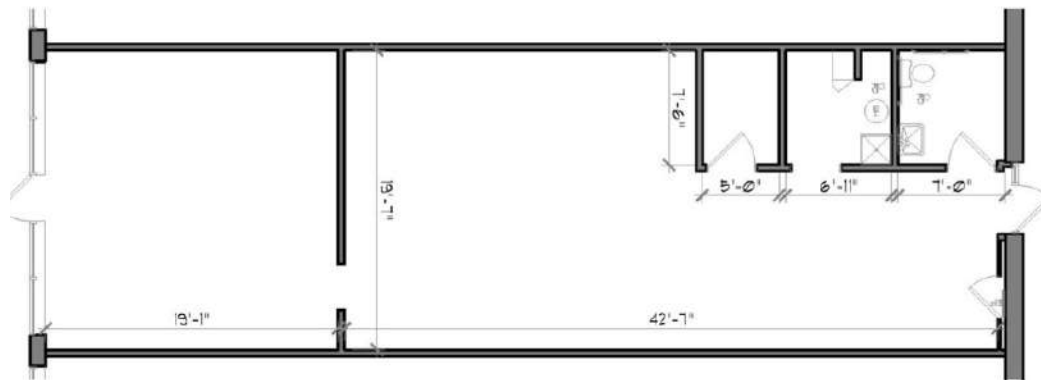
EAGAN CONVENIENCE CENTER | SUITE 109



EAGAN CONVENIENCE CENTER | SUITE 108



EAGAN CONVENIENCE CENTER | SUITE 103



EAGAN CONVENIENCE CENTER | PROPERTY PHOTOS



EAGAN CONVENIENCE CENTER | REGIONAL MAP



EAGAN CONVENIENCE CENTER | LOCATION MAP

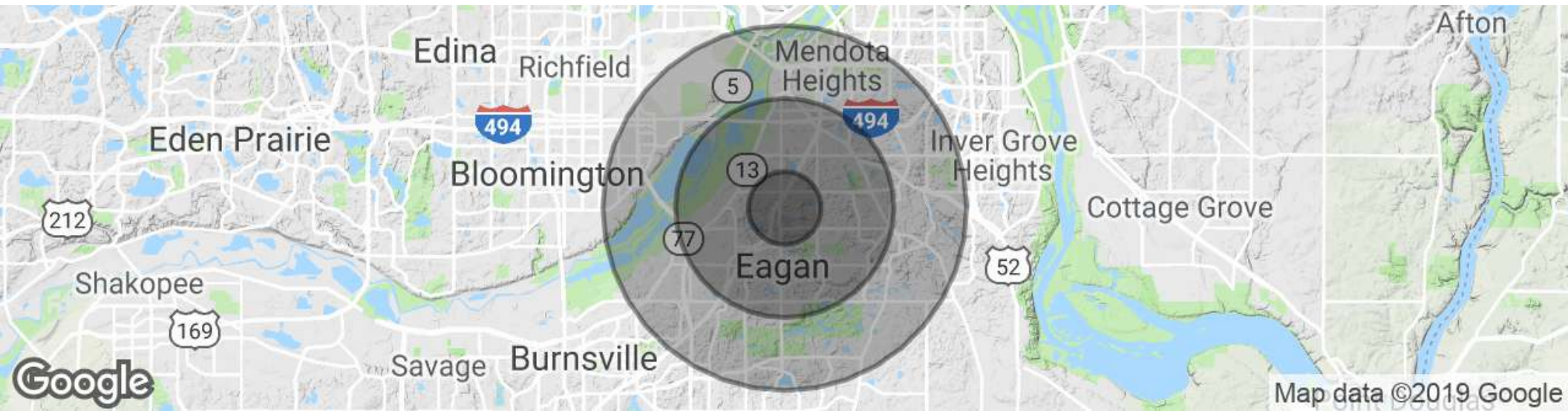


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EAGAN CONVENIENCE CENTER | AERIAL



EAGAN CONVENIENCE CENTER | DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,938	50,846	118,045
Median age	34.5	36.0	36.8
Median age (Male)	33.8	35.2	35.8
Median age (Female)	35.3	36.6	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,925	20,797	47,281
# of persons per HH	2.4	2.4	2.5
Average HH income	\$90,343	\$95,758	\$97,068
Average house value	\$338,451	\$309,945	\$316,259

* Demographic data derived from 2010 US Census

EAGAN CONVENIENCE CENTER | CONTACT INFORMATION



CAM CROPSEY

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Cameron specializes in advising clients in the acquisition, disposition and leasing of investment properties. He'll leverage his large network as well as draw upon his entrepreneurial background to help him best serve clients well. Cameron graduated from Gustavus Adolphus College, with a Bachelor of Arts Degree. He holds a Minnesota Real Estate Salesperson's license and is pursuing a CCIM designation. In his free time, Cameron enjoys spending time with family, playing board games, and anything that involves the great outdoors.



RHETT CARLSON

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Rhett provides brokerage services and assists with acquisitions at The Terrace Group. He graduated from the University of Minnesota in the spring of 2018 with a Bachelor of Science in Urban Studies and minor in management. Outside of work, Rhett enjoys traveling, cross country skiing, biking around Minneapolis and sailing Lake Calhoun.