

# RETAIL SUITE

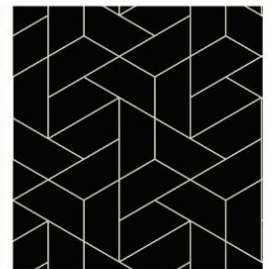
1320 DUCKWOOD DRIVE, EAGAN, MN 55123

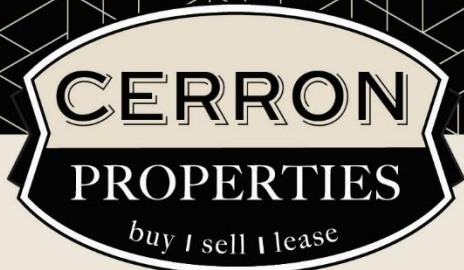


FOR LEASE | RETAIL



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN  
WWW.CERRON.COM





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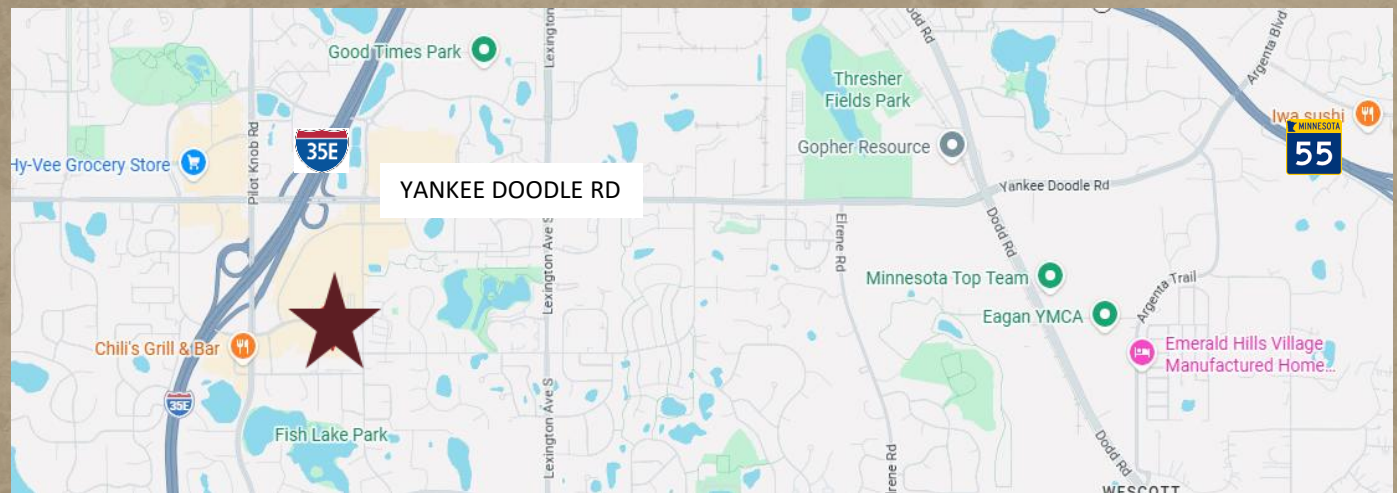
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Lakeville, MN 55044  
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## PROPERTY HIGHLIGHTS

- Former Hardware Hank retail space available for lease
- Approx. **8,700 SF** available in 12,032 SF building
- Join Von Hanson's Meats in two-tenant building
- Single restroom
- One (1) dock door
- 13' clear height
- Sprinklered
- Excellent location across from Walmart-Eagan
- Ample parking – 58 spots
- **Lease Rate:** \$16.00/SF Net (\$11,600/mo.) + \$6.10/SF CAM (\$4,422.50/mo.) = **\$16,022.50/month Total Rent** (plus utilities)
- Available: Aug 1, 2026



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
**Rocky Ranch**  
612.363.2116  
rockyr@cerron.com

## SUMMARY

# RETAIL SUITE

1320 DUCKWOOD DRIVE, EAGAN, MN 55123

## Executive Summary

This well-located retail opportunity offers approximately 8,700 square feet of available space within a 12,032-square-foot, two-tenant building in a highly visible Eagan corridor. Formerly occupied by Hardware Hank, the space is ideally suited for a variety of retail or showroom users seeking strong co-tenancy and established consumer traffic.

Positioned directly across from Walmart, the property benefits from excellent exposure, steady daily traffic, and convenient access. The building is shared with Von Hanson's Meats, a well-known regional retailer that drives consistent customer visits, enhancing cross-shopping potential.

The space features a functional layout with 13-foot clear height, one dock door for efficient loading, a single restroom, and a fully sprinklered system. Ample on-site parking, with 58 stalls, provides convenience for both customers and employees.

Offered at a competitive lease rate of \$16.00/SF net plus \$6.10/SF CAM, the total monthly rent is \$16,022.50 (plus utilities). The space will be available beginning August 1, 2026, presenting an excellent opportunity for tenants planning future expansion or relocation in a strong retail submarket.

Overall, this property combines visibility, accessibility, and established co-tenancy in a proven retail location—making it an attractive option for businesses seeking a strategic presence in Eagan.

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# EXTERIOR PHOTOS

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Pylon Signage Available



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# INTERIOR PHOTOS

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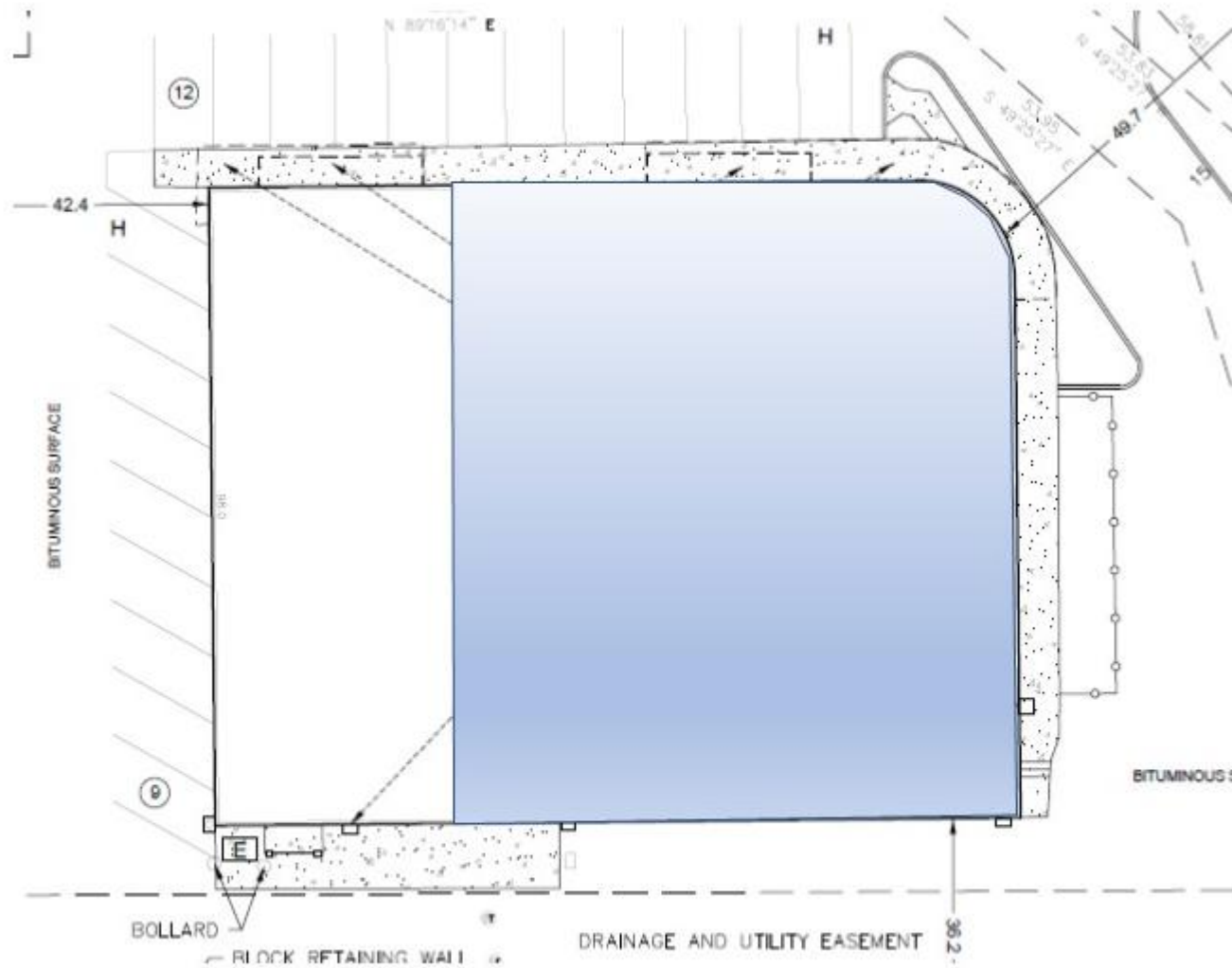


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## FLOOR PLAN



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*let's get started!*

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