

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

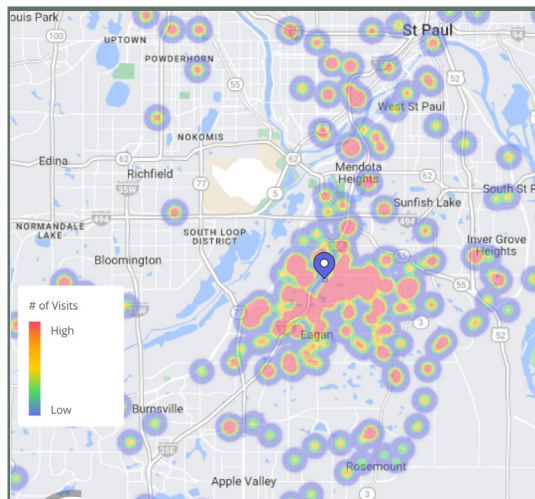
## AVAILABILITY

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

## CAM & TAX (2025 est.)

- × CAM: \$2.47 psf
- × INS: \$ 0.66 psf
- × RET: \$5.01 psf
- TOTAL: \$8.14 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
<b>105</b>	<b>AVAILABLE</b>	<b>2,492</b>
<b>110</b>	<b>AVAILABLE</b>	<b>5,318</b>
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
<b>190</b>	<b>LEASE PENDING</b>	<b>2,607</b>
195	Banfield	4,209
<b>PAD</b>	<b>Popeyes</b>	<b>6,050</b>



