

RETAIL SPACE FOR LEASE



CEDAR CLIFF SHOPPING CENTER

2113-2149 Cliff Road, Eagan, MN 55122

PROPERTY HIGHLIGHTS

- 2,831 SF in-line space available
- \$13.00 - \$15.00 PSF Net Lease Rate
- Located off Cliff Road between Cedar Ave (Hwy 77) and I-35E
- Rare opportunity to lease seldom vacant space in a high traffic retail location at competitive rates
- Great co-tenancy and traffic generators include: Bruegger's Bagels, Caribou Coffee, Pizza Hut, Cole's Salon, Aqua Tots Swim School, Rack Shack BBQ, Atomic Liquor, Triple Diamond Sports Cards, and Functional 45 Training (F45)
- 222 building parking stalls (215 standard, 7 accessible)



900 North Third Street, Minneapolis, MN 55401

ERIN LARSON
612-314-1692
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www.sr-re.com

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Building Address

2113-2149 Cliff Road
Eagan, MN 55122

Availability

Suite 2127 - 2,831 SF (in-line)

Lease Rate

\$13.00 - \$15.00 PSF Net

Operating Expenses

CAM	\$5.12 PSF
TAX	\$4.17 PSF
<u>INSURANCE</u>	<u>\$0.23 PSF</u>
TOTAL	\$9.52 PSF (2023 est.)

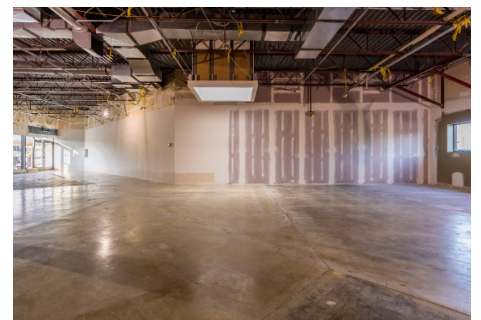
Traffic Counts*

72,000 VPD on Highway 77
30,000 VPD on Cliff Road
12,100 VPD on Nicols Road

*Source: MNDOT

Features

Recent parking lot upgrade (2018)
Ample building/tenant signage
High-traffic location with great retail co-tenants
222 parking stalls in dedicated surface lot



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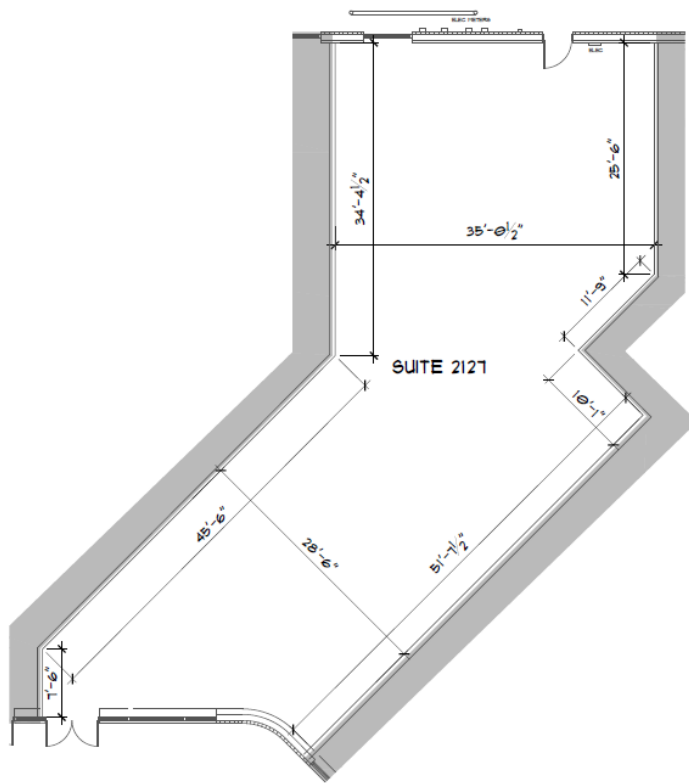
SITE PLAN



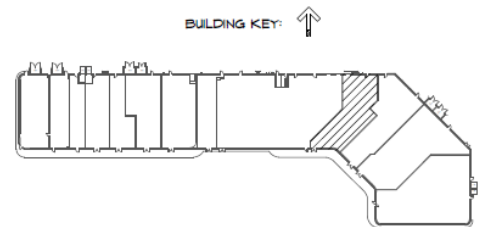
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FLOOR PLAN - SUITE 2127



TENANT INFO	
	2,831 S.F.



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