

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

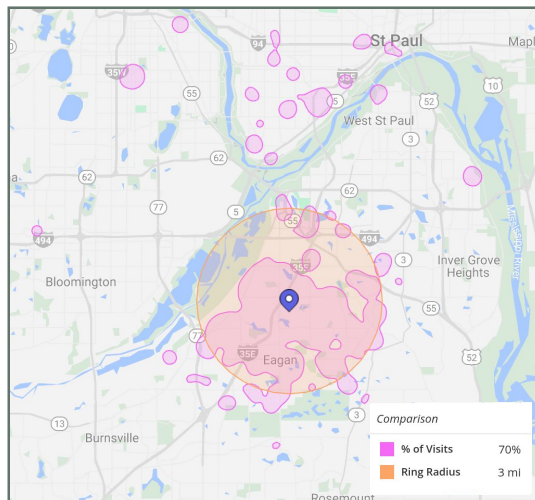
AVAILABILITY

- × 105: 2,460 sf*
- × 110: 5,416 sf*
- (*can combine for 7,876 sf)

CAM & TAX (2025 est.)

- × CAM: \$2.47 psf
- × INS: \$ 0.66 psf
- × RET: \$5.01 psf
- TOTAL: \$8.14 psf**

CUSTOMER SNAPSHOT



155k	# of customers
825k	# of visits
21min	median length-of-stay
\$102k	median hh income

Source: Placer.ai | 2024 - 3 mile estimates - Cub Foods

CONTACT INFO:

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SITE PLAN

SUITE	TENANT	SQ. FT.
1267	Cub Foods	57,104
100	Dollar Tree	10,920
105	AVAILABLE	2,460
110	AVAILABLE	5,416
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
190	Wingstop	2,607
195	Banfield	4,209
PAD	Popeyes	6,050

