

FORMER FIRE STATION
4701 Galaxie Ave
Eagan, MN 55122
For Sale



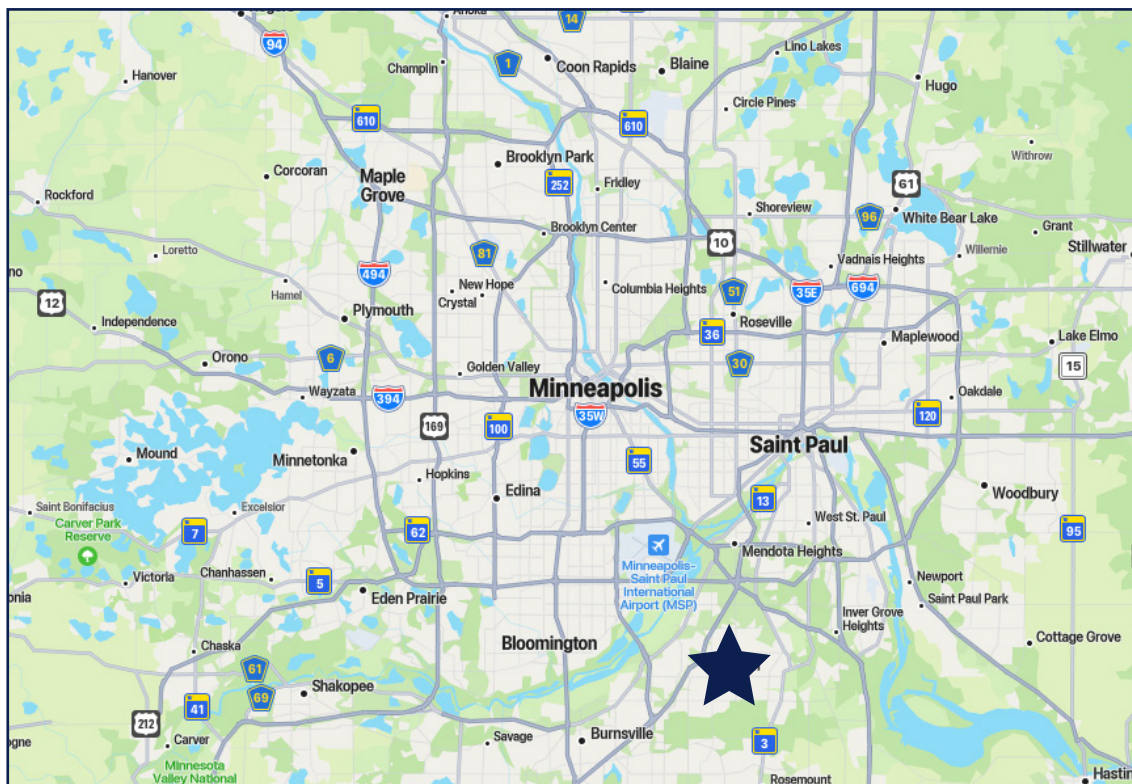
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& People Unite!*

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ADDRESS	4701 Galaxie Ave
CITY, STATE	Eagan, MN
OFFICE SPACE	2,244 SF
INDUSTRIAL SPACE	2,812 SF
TOTAL SPACE AVAILABLE	5,056 SF
LOT SIZE	2.73 Acres
SALE PRICE	\$1,900,000
TAX 2025	\$11,712.00
YEAR BUILT	1990
COUNTY	Dakota



HIGHLIGHTS

- Well located with visibility potential; just off of I-35E, which sees traffic counts of up to 81,000 VPD and Cliff Road with 26,500 VPD.
- Potential for multifamily or senior housing development.
- Surrounded by national & regional brands driving consistent consumer traffic.
- Versatile opportunity of a formal fire station - ideal for laboratory medical space.
- ±2.73 acres with parking, utilities and existing building shell.
- Meticulously maintained building

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,480	73,068	198,559
MEDIAN AGE	41.2	40.4	39.7
MEDIAN HH INCOME	\$97,926	\$101,349	\$95,311
AVERAGE HH INCOME	\$133,381	\$129,448	\$124,469

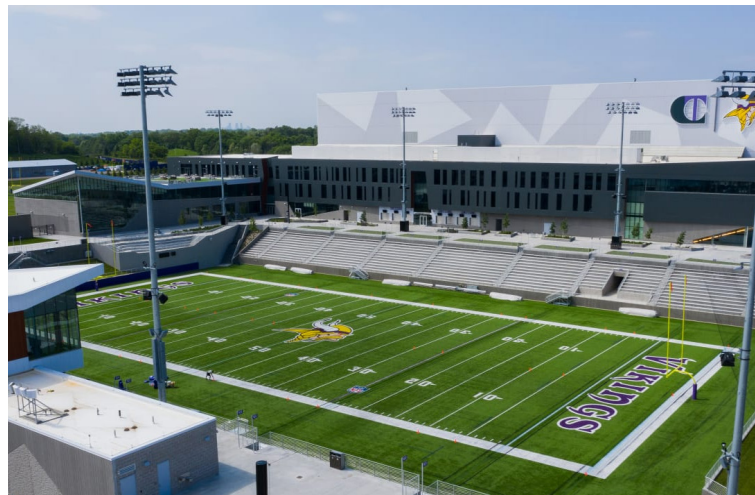
The Former Fire Station Site is located in Eagan, MN, a suburb located approximately 15 minutes from downtown Minneapolis and St. Paul.

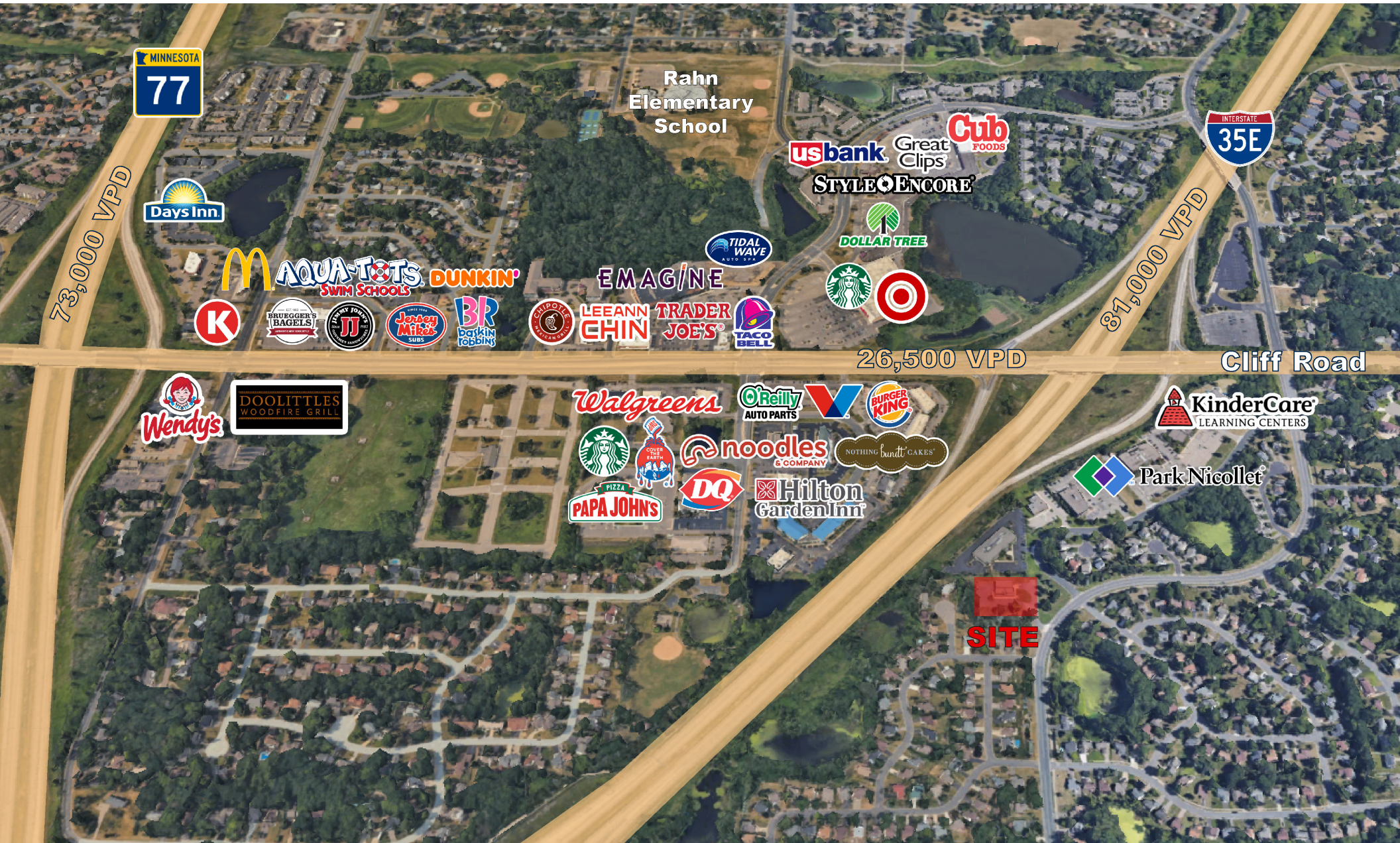
Just over 10 minutes North East is Viking Lakes, **the Minnesota Vikings headquarters and training facility** - voted by the players as the 2nd best facility in the NFL.

According to Niche, Eagan is ranked the #14 Best Place to Live in Minnesota. Eagan presents a compelling blend of suburban comfort and accessible urban opportunities, making it a highly desirable location within the Twin Cities metropolitan area. Eagan offers a diverse range of activities catering to various interests and is home to one of the largest outlet malls and municipal waterparks in the Upper Midwest - the Twin Cities Premium Outlets and Cascade Bay.

Eagan also has over 50 beautiful parks including Lebanon Hills Regional Park, which boasts extensive trails for hiking, biking, and cross-country skiing. Caponi Art Park, also located in Eagan, is a 60-acre sculpture park with numerous sculptures and art installations, trails, and outdoor entertainment.

This property is conveniently located off Cliff Road where traffic counts average 26,500 vehicles per day and just off of I-35E where traffic counts average 81,000 VPD and approximately 5-15 minutes from the Mall of America, the Minnesota Zoo, MSP International Airport, and much more.



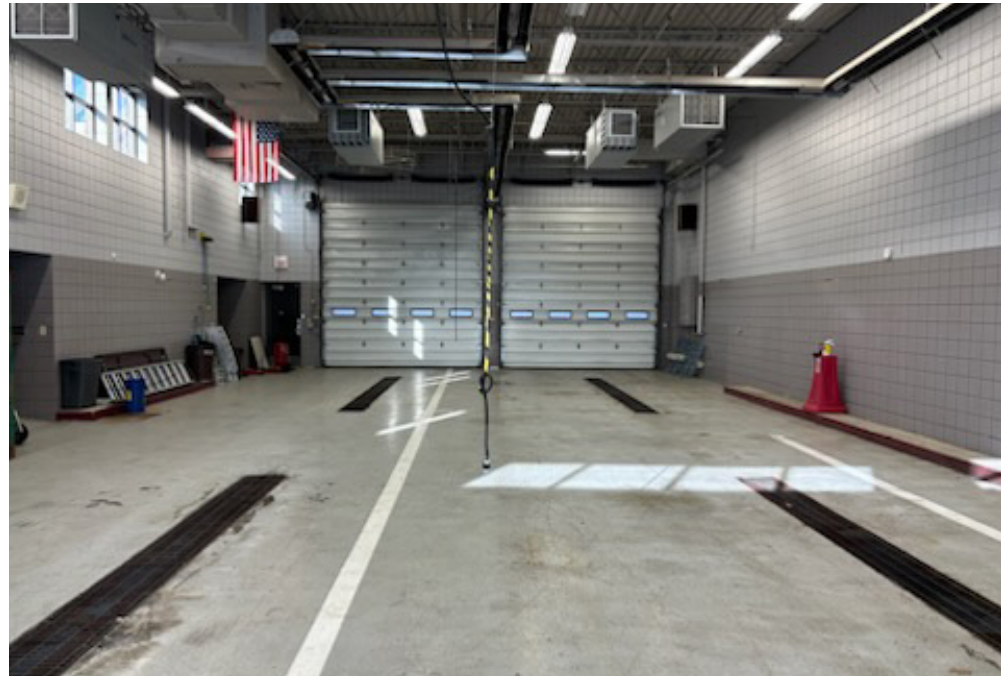




EAGAN FIRE STATION NO. 5



HTPO Engineering • Surveying
Landscape Architecture
HANSEN THORP PELLINEN OLSON, Inc.







UPLAND

REAL ESTATE GROUP, INC.

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