

FOR LEASE

EAGAN, MINNESOTA



MID-AMERICA®
Real Estate-Minnesota, LLC

THE PROPERTY

855 VIKINGS PARKWAY

EAGAN, MN 55121



availability
1,724 SF

gla
29,059 SF

features

- 2nd generation small group fitness space available (but open to any use)
- Property located at the main entrance to TCO Performance Center, the Minnesota Viking's practice facility
- Suite has strong visibility to Dodd Road (22,970 VPD) with access off of Vikings Parkway, a lighted intersection
- Outstanding mix of local, franchised and national retailers



2026 rates (budgeted psf)

CAM	\$8.66
RE TAX	\$6.45
TOTAL	\$15.11



IN THE AREA

855 VIKINGS PARKWAY

EAGAN, MN

neighboring tenants



VELVAERE MAE  LAGO TACOS  OMNI VIKING LAKES

2025 demographics

	1 MILE	3 MILE	5 MILE
POPULATION	2,752	38,232	162,652
DAYTIME POPULATION	7,272	65,153	174,130
HOUSEHOLDS	1,119	16,172	69,415
AVG HOUSEHOLD INCOME	\$167,604	\$141,332	\$122,486

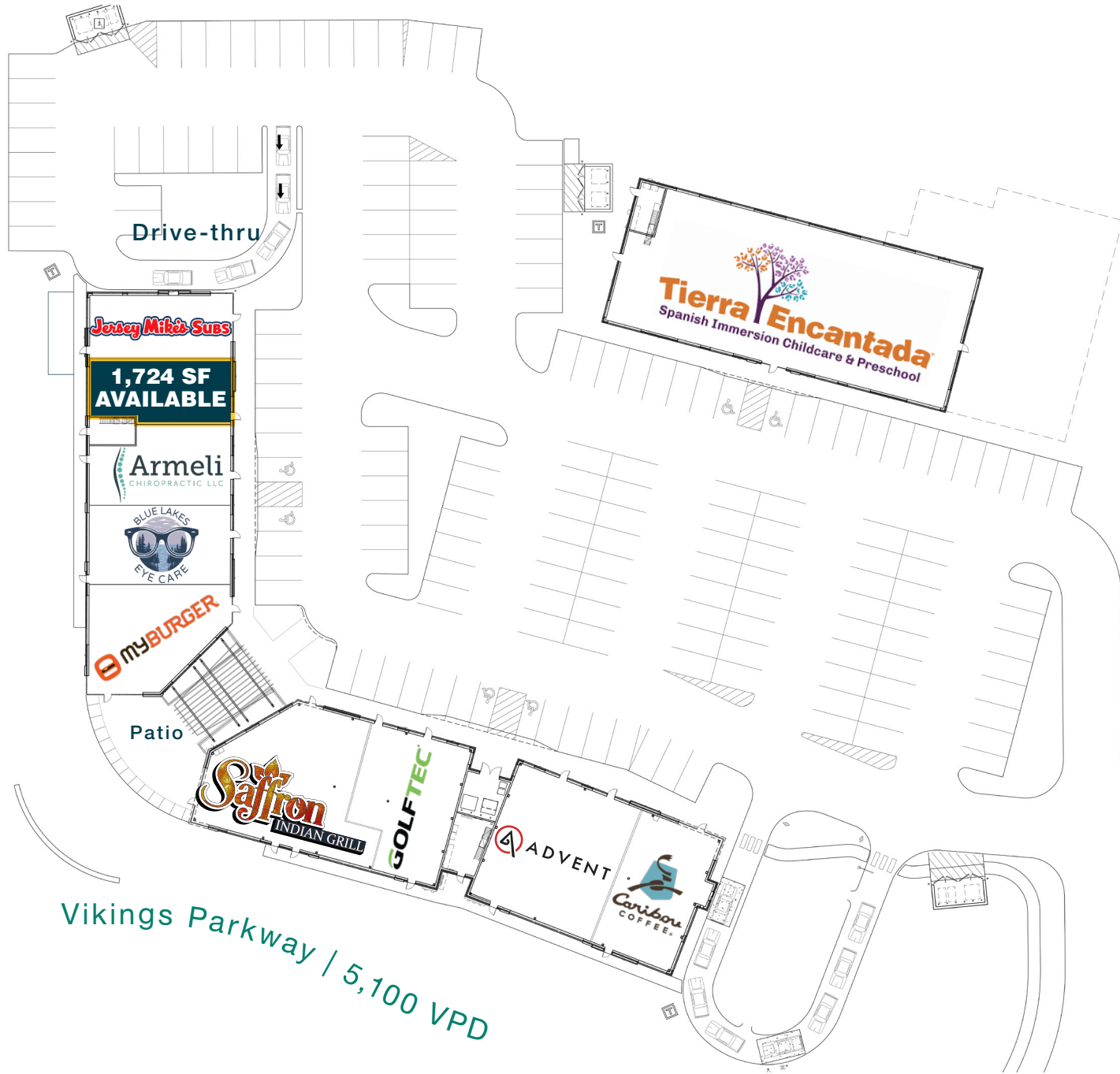


PROPERTY SITE PLAN

I-494 | 84,300 VPD
O'Neill Drive

Dodd Road | 22,970 VPD

Vikings Parkway | 5,100 VPD



MARKET AERIAL



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