RETAIL SPACE FOR LEASE



CEDAR CLIFF RETAIL OUTLOT

2109 Cliff Road, Eagan, MN 55122

PROPERTY HIGHLIGHTS

- 1,100 SF endcap space available (former David's VACUUMS)
- \$30.00 PSF Net Lease Rate
- Located off Cliff Road between Cedar Ave (Hwy 77) and I-35E
- Rare opportunity to lease small endcap space in busy shopping center area
- Recently renovated space
- 18 dedicated parking stalls for outlot
- High traffic counts and visibility
- Great co-tenancy with Jimmy John's and Cedar Cliff Shopping Center including: 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)





900 North Third Street, Minneapolis, MN 55401

ERIN LARSON

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Building Address	2109 Cliff Road Eagan, MN 55122
Availability	Suite 2109A - 1,100 SF (former David's VACUUMS)
Lease Rate	\$30.00 PSF Net
Tenant Improvement Allowance	Landlord may offer a Tenant Improvement Allowance with a term lease based on financial review
Operating Expenses	CAM\$14.68 PSFTAX\$ 7.75 PSFINSURANCE\$ 0.30 PSFTOTAL\$22.73 PSF (2024 est.)
Traffic Counts*	72,000 VPD on Highway 77 30,000 VPD on Cliff Road 12,100 VPD on Nicols Road *Source: MNDOT
Building Features	Recent parking lot upgrade (2018) Suite 2109 A recently renovated (2023) 18 parking stalls dedicated to outlot building Building/tenant signage available One ADA restroom built in the space High-traffic location with great co-tenants
Tours	Tours are currently on hold, please contact Erin Larson



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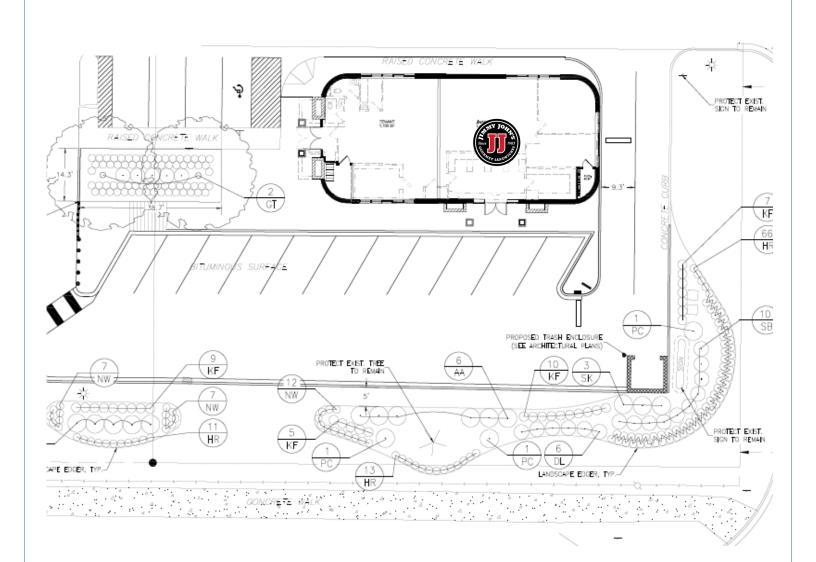
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