

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)



Schafer  
Richardson®

900 North Third Street, Minneapolis, MN 55401

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

# CEDAR CLIFF RETAIL OUTLOT

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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 PSF TAX \$ 7.75 PSF <u>INSURANCE</u> \$ 0.30 PSF TOTAL \$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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## SITE PLAN

