

## LAND FOR SALE

# DIFFLEY SQUARE OUTLOT

4130 Blackhawk Road, Eagan, MN 55122



<b>SALE PRICE:</b>	Negotiable
<b>LOT SIZE:</b>	1.4 Acres
<b>CROSS STREETS:</b>	I-35E And Diffley Road
<b>ZONING:</b>	NB - Neighborhood Business

### PROPERTY OVERVIEW

Located on the east edge of Diffley Square is a 1.4 acre outlot available for development. The property is zoned NB-Neighborhood Business which allows many different uses. The site is flat, utilities next to the site. Easy access is provided from Diffley Road and Blackhawk Road.

### PROPERTY FEATURES

- Hard to Find 1.4 Acre Lot in Eagan
- High Traffic Area
- Adjacent to Diffley Square Retail Center, gas station & Coopers Goodyear Tire
- Surrounded by Dense Residential Area

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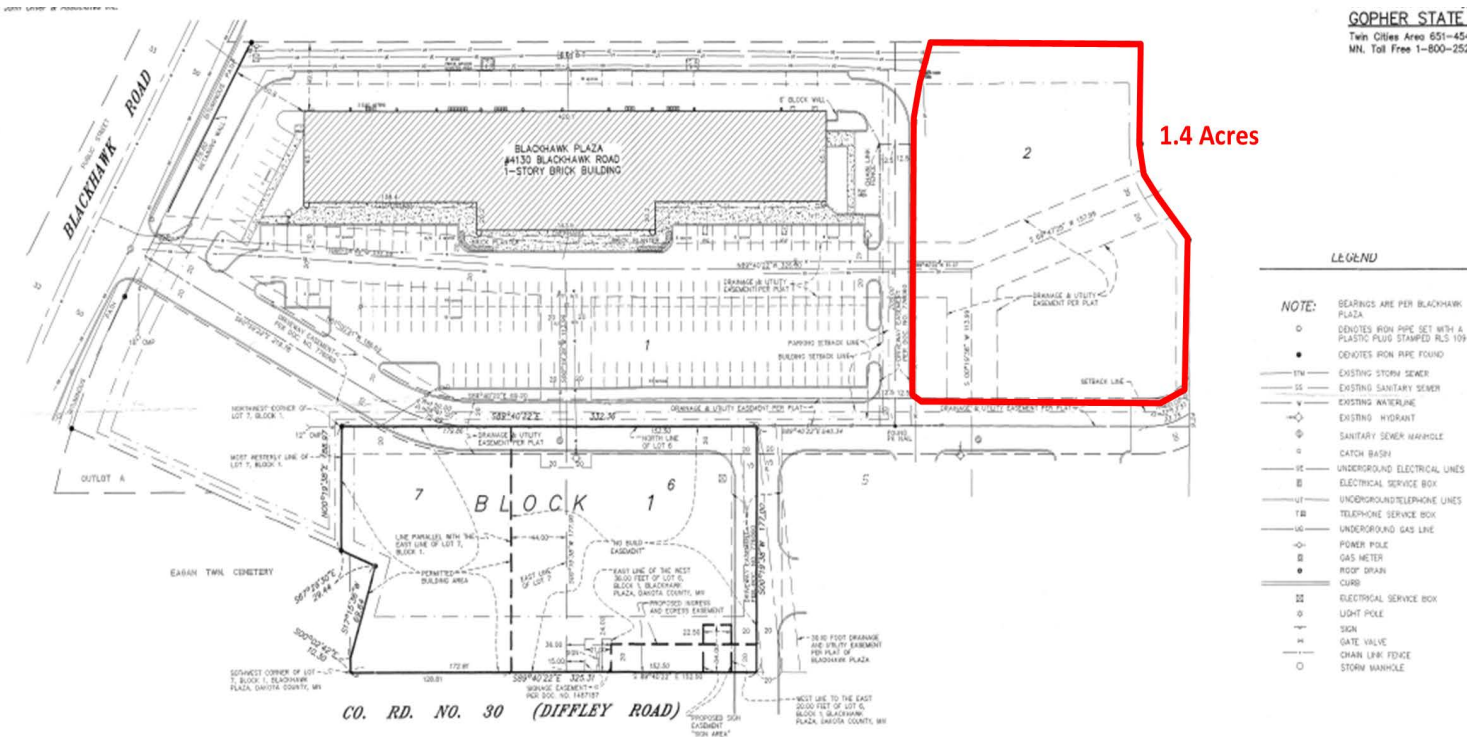
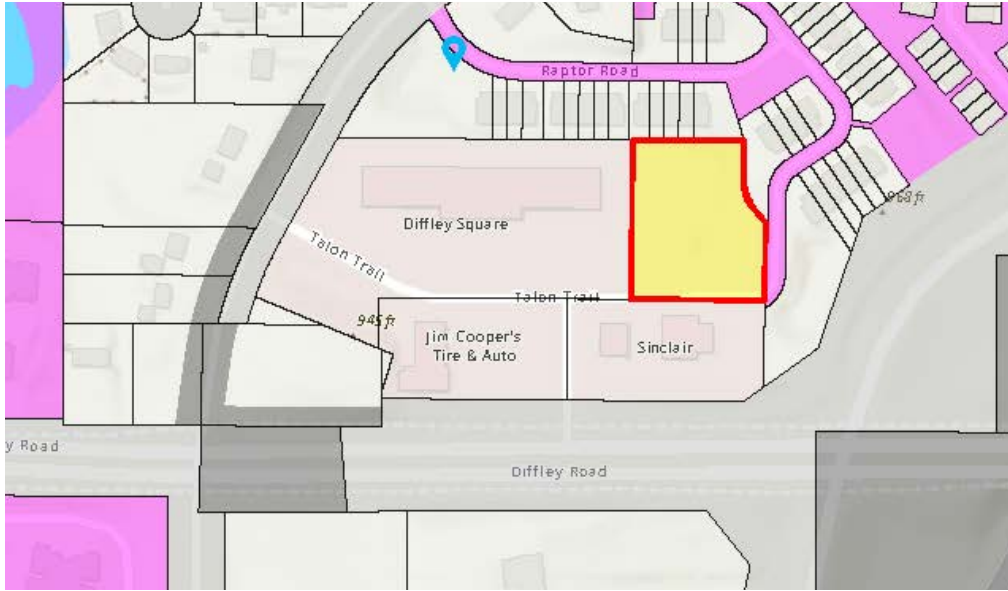
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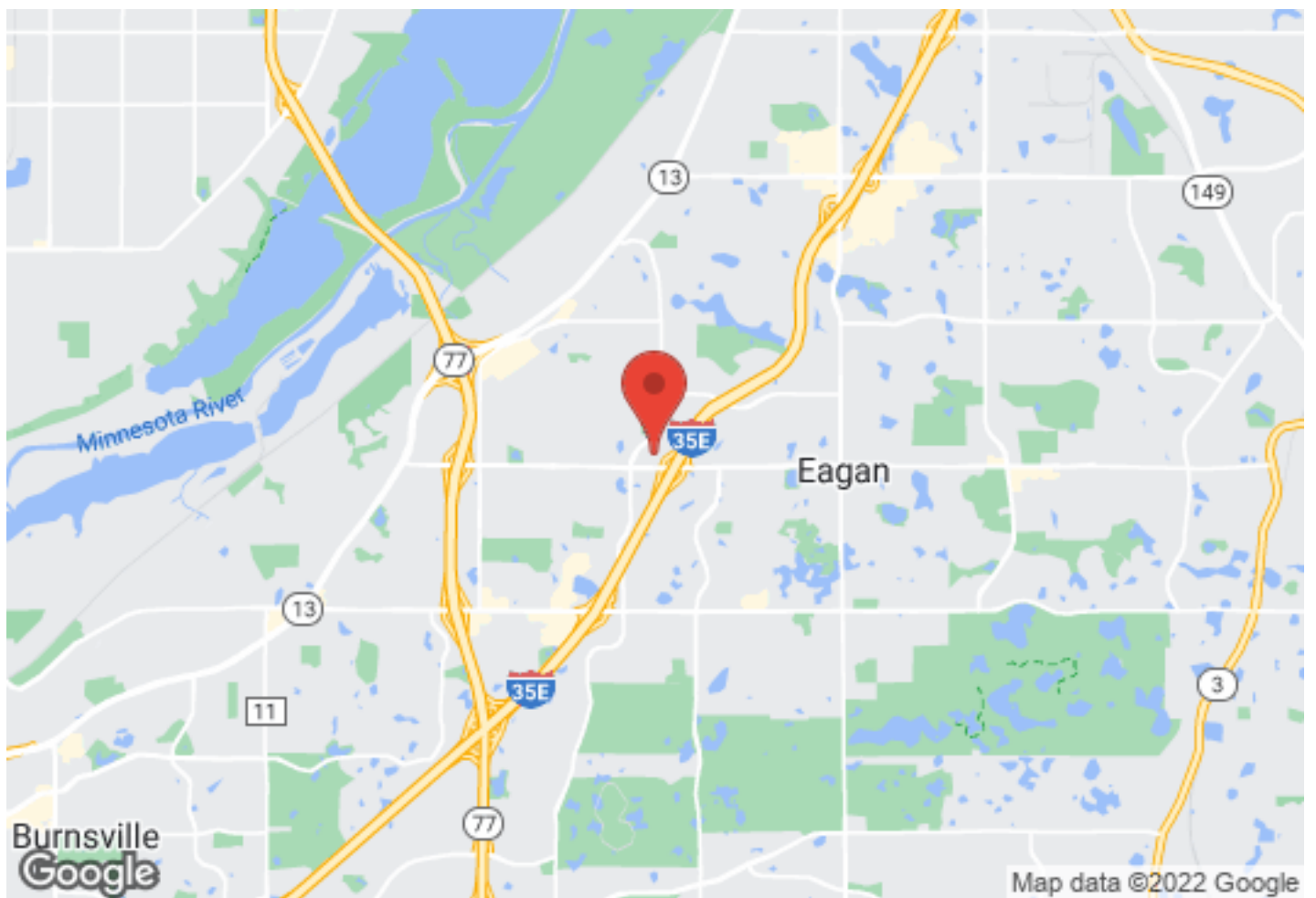
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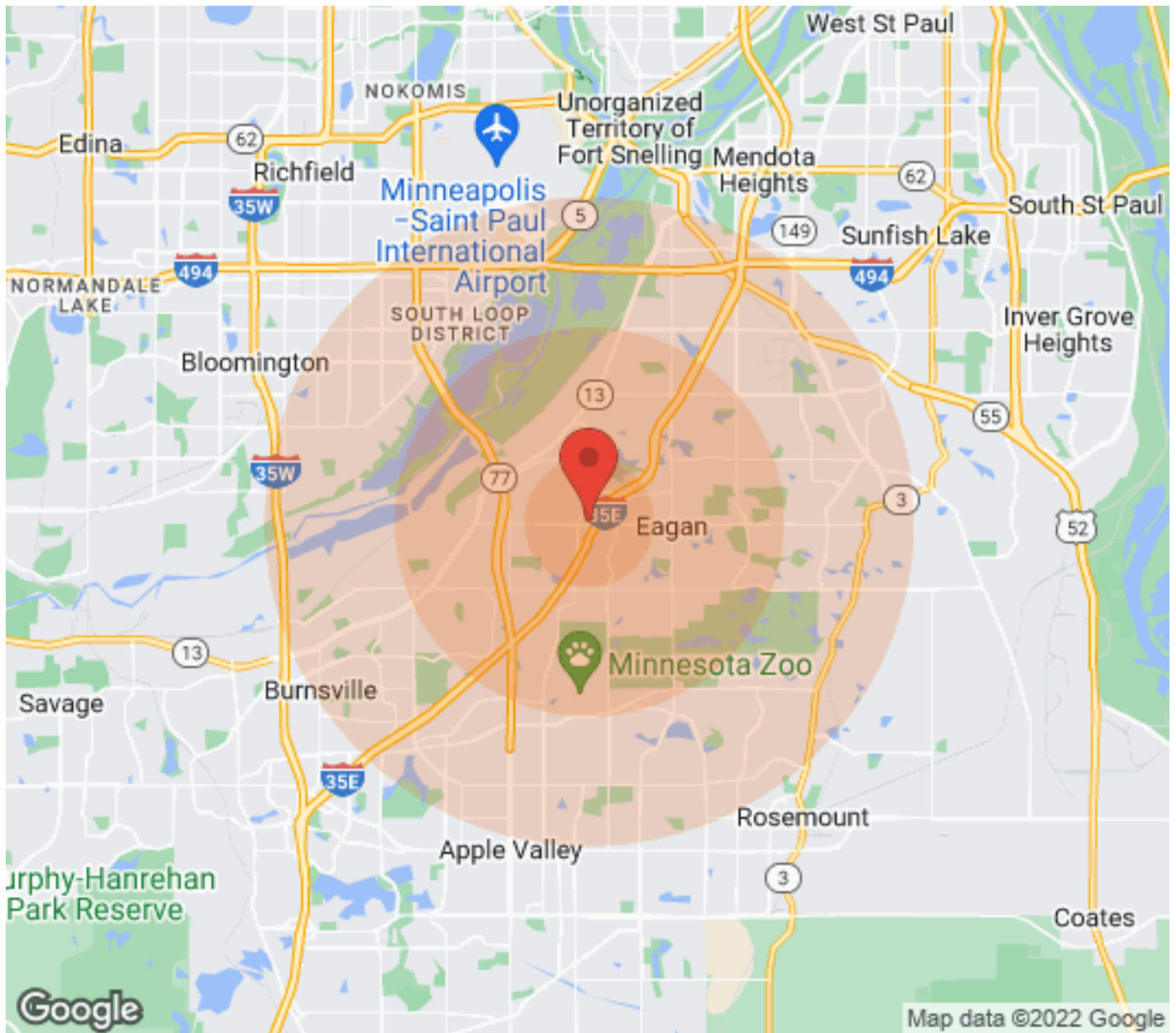
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LOCATION MAPS



# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	4,437	31,277	77,487
Female	4,847	32,713	79,584
Total Population	9,284	63,990	157,071

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,828	12,789	31,764
Ages 15-24	1,114	8,328	21,283
Ages 55-64	1,221	8,425	20,133
Ages 65+	1,127	8,172	21,625

Income	1 Mile	3 Miles	5 Miles
Median	\$78,375	\$71,369	\$75,578
< \$15,000	211	1,219	3,428
\$15,000-\$24,999	136	1,354	4,122
\$25,000-\$34,999	339	2,045	5,067
\$35,000-\$49,999	606	3,766	7,663
\$50,000-\$74,999	811	5,412	11,861
\$75,000-\$99,999	788	3,939	9,582
\$10,000-\$149,999	638	4,750	11,196
\$150,000-\$199,999	327	1,933	4,769
> \$200,000	159	1,766	4,202

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,383	27,882	65,392
Occupied	4,149	26,644	62,340
Owner Occupied	3,106	19,314	45,896
Renter Occupied	1,043	7,330	16,444
Vacant	234	1,238	3,052