

RETAIL FOR LEASE DIFFLEY SQUARE

4130 BLACKHAWK RD, EAGAN, MN 55122



OFFERING SUMMARY

AVAILABLE SF:	6,998 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$10.27 PSF (2025)
BUILDING SF:	30,396
YEAR BUILT:	1986
RENOVATED:	2016
PARKING:	Large Surface Lot
ZONING:	NB - Neighborhood Business Dis

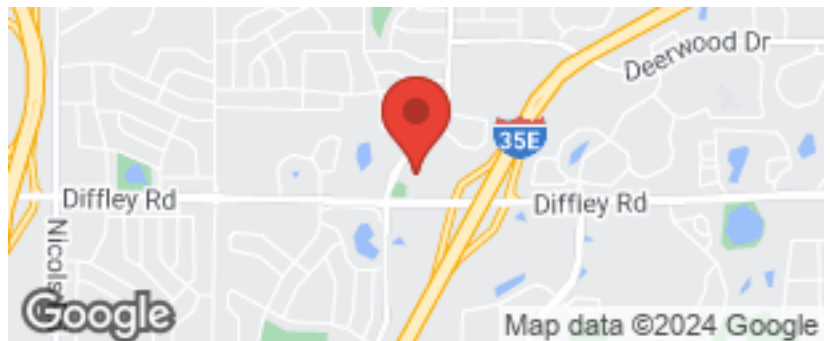
PROPERTY OVERVIEW

Excellent opportunity for a retailer, restaurant, or retail/office service users looking to lease space in Eagan. The property is conveniently located on the northwest corner of 35E and Diffley Road with access along both Diffley Road and Blackhawk Road. Good mix of co-tenants such as India Bazaar, Eagan Tobacconist, My Medical Clinic, and Hidalgo Market.

Over 18,300 vehicles travel Diffley Road daily. Diffley Square is surrounded by a dense residential area with an average Household Income (within 3-mile radius) over \$90,500.

PROPERTY HIGHLIGHTS

- Great Neighborhood Center Close to I-35E at Diffley Road
- Building and Monument Signage
- Access from Both Diffley Road and Blackhawk Road
- Local Ownership & Management



KW COMMERCIAL MIDWEST | AMK
14665 Galaxie Ave Suite 350
Apple Valley, MN 55124



Each Office Independently Owned and Operated

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SUITE 136-146

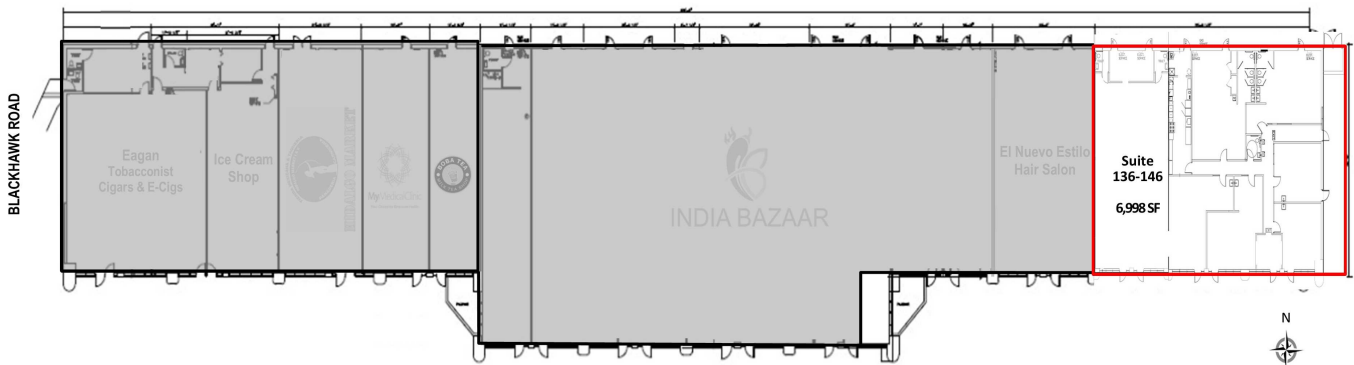
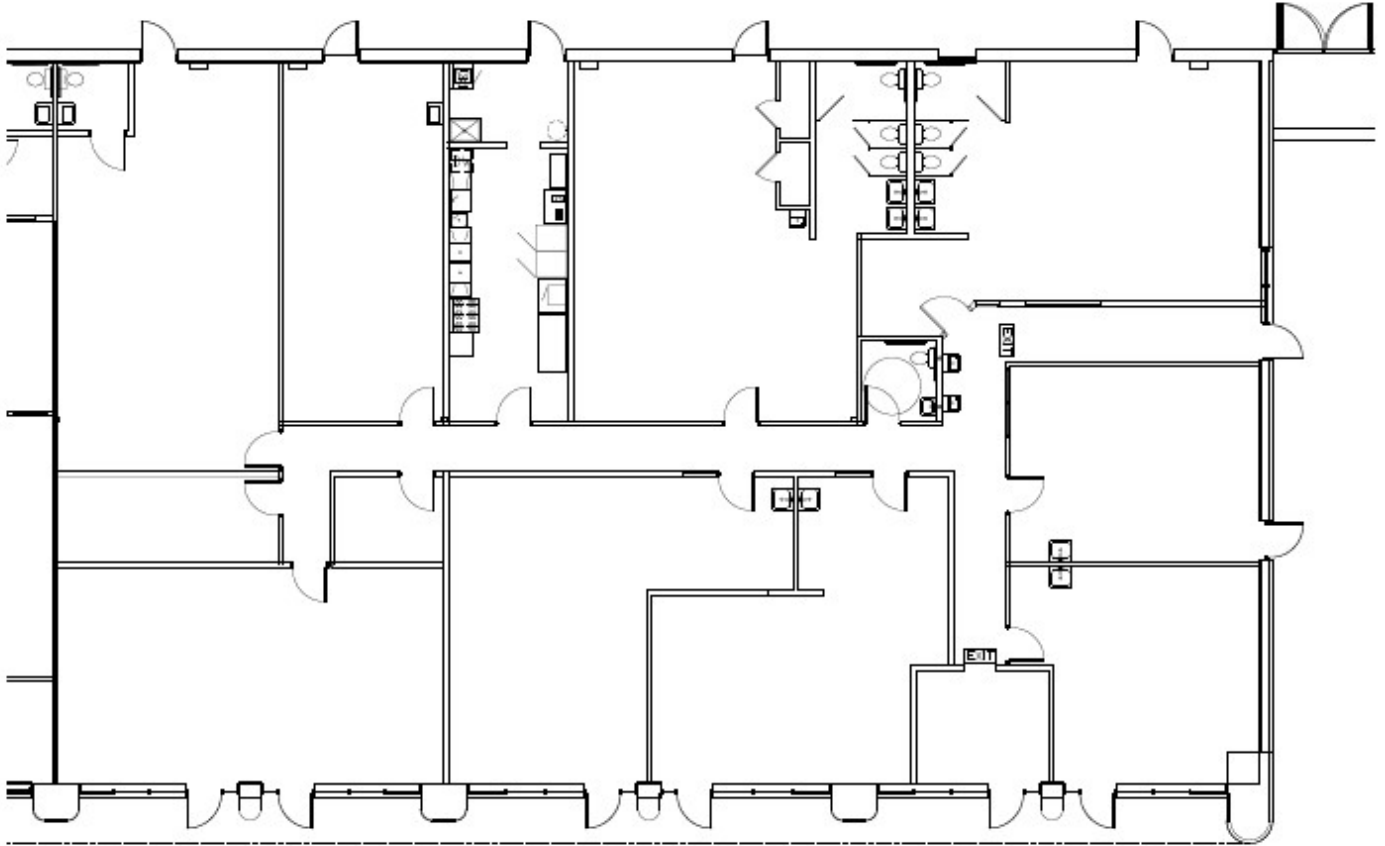
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Suite 136-146

6,998 SF

Currently Daycare Build Out w/Outside Fenced Play Area



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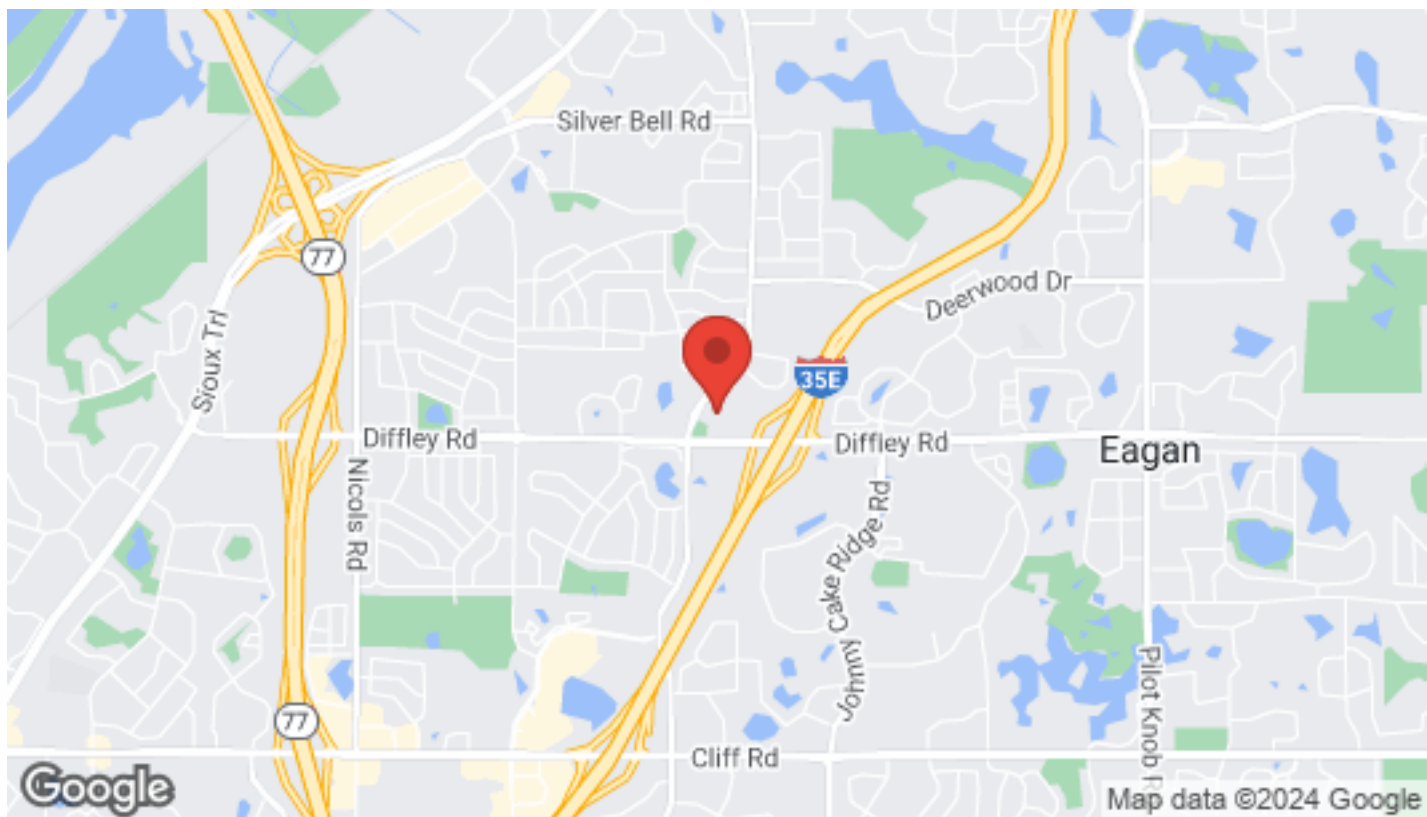
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LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,069	32,454	78,057
Female	5,512	33,795	80,369
Total Population	10,581	66,249	158,426

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,053	13,236	31,883
Ages 15-24	1,260	8,616	21,256
Ages 25-54	4,502	27,105	63,048
Ages 55-64	1,387	8,759	20,269
Ages 65+	1,379	8,533	21,970

Income	1 Mile	3 Miles	5 Miles
Median	\$71,797	\$73,030	\$74,782
< \$15,000	226	1,252	3,579
\$15,000-\$24,999	148	1,386	4,232
\$25,000-\$34,999	391	2,086	5,203
\$35,000-\$49,999	710	3,851	7,934
\$50,000-\$74,999	925	5,579	12,141
\$75,000-\$99,999	889	4,198	9,746
\$100,000-\$149,999	757	4,956	11,070
\$150,000-\$199,999	336	1,971	4,776
> \$200,000	168	1,803	4,091

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,966	28,854	66,439
Occupied	4,720	27,526	63,324
Owner Occupied	3,638	19,935	46,094
Renter Occupied	1,082	7,591	17,230
Vacant	246	1,328	3,115

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