

## RETAIL FOR LEASE

# COURTHOUSE LANE | EAGAN RETAIL CENTER

3090 Courthouse Lane, Eagan, MN 55121



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,500 SF
<b>LEASE RATE:</b>	\$14.00 - 16.00 / RSF (NNN)
<b>LOT SIZE:</b>	1.61 Acres
<b>ESTIMATED CAM/TAXES:</b>	\$9.57 / RSF
<b>YEAR BUILT:</b>	2001

### PROPERTY OVERVIEW

High demand retail development, just waiting for your liquor store or other retail operation! Variety of retail uses are possible for this inline space. Ample space in rear of building for deliveries.

Great opportunity to lease the FINAL space available in this busy retail strip center in Eagan, MN.

### PROPERTY HIGHLIGHTS

- Neighboring tenants within this development include: Dickey's BBQ, DD Dance Studio, The Jewelry Exchange, and the Friendly Nail Salon, all with strong visitor traffic daily
- 105 total parking spaces
- 32,800 Vehicles Per Day for PRIME visibility!
- Monument signage visible from Highway 52
- Ample area amenities, including offices and shopping
- Near bus line and public transportation
- Conveniently located near a busy gas station, restaurants, storage, and easy on/off access to Highway 52

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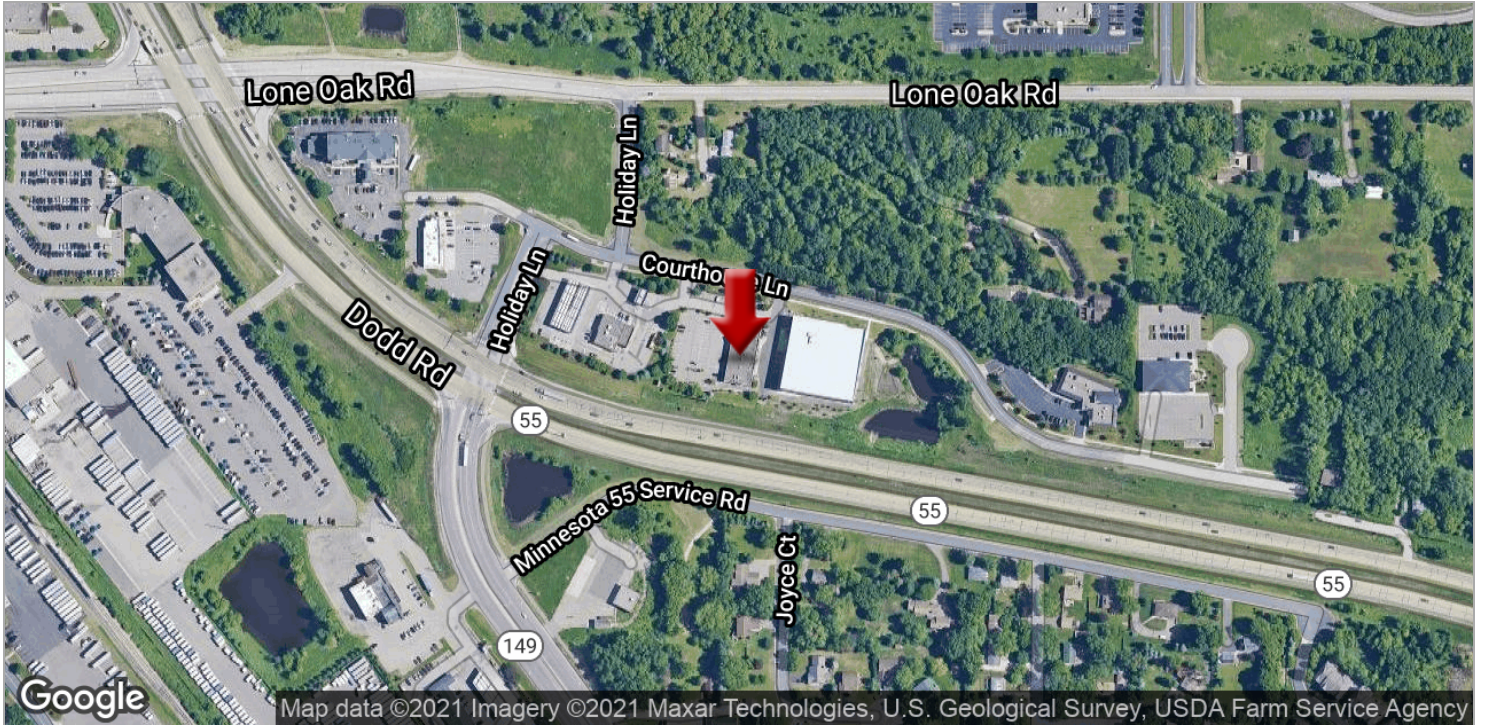
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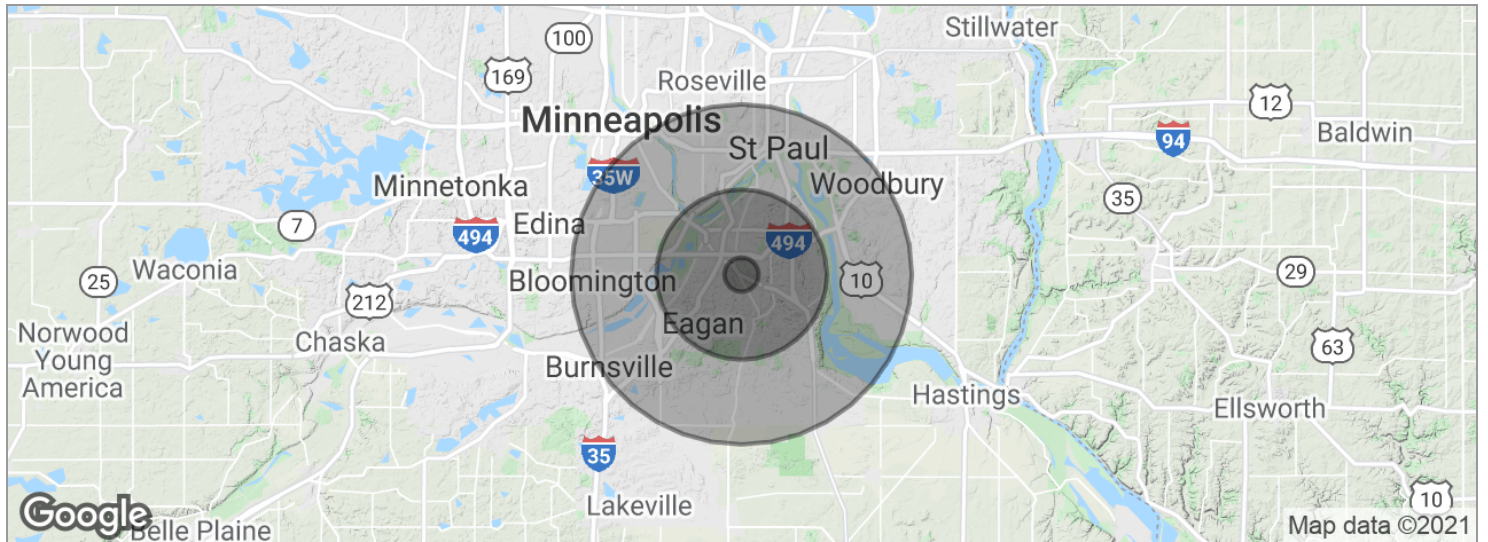
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,575	115,845	735,737
Median age	31.9	38.5	34.9
Median age (male)	27.8	37.4	33.8
Median age (Female)	34.6	39.2	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	576	46,860	295,624
# of persons per HH	2.7	2.5	2.5
Average HH income	\$91,543	\$96,805	\$75,006
Average house value		\$324,249	\$266,661

\* Demographic data derived from 2010 US Census

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