

LAND FOR SALE

DIFFLEY SQUARE OUTLOT

4130 Blackhawk Road, Eagan, MN 55122



**FOR SALE
1.4 ACRES**

SALE PRICE: Negotiable

LOT SIZE: 1.4 Acres

CROSS STREETS: I-35E And Diffley Road

ZONING: 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

KW COMMERCIAL
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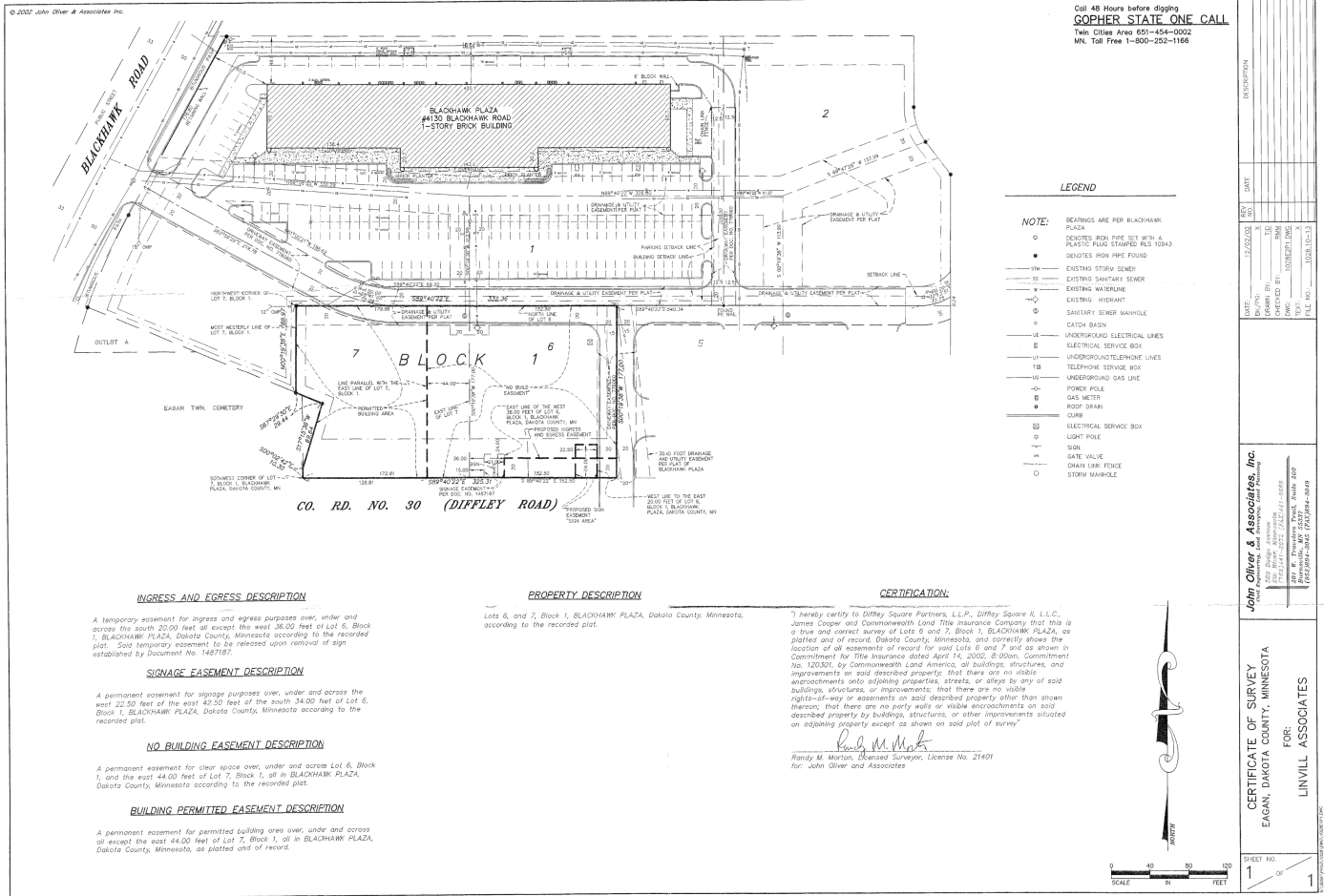
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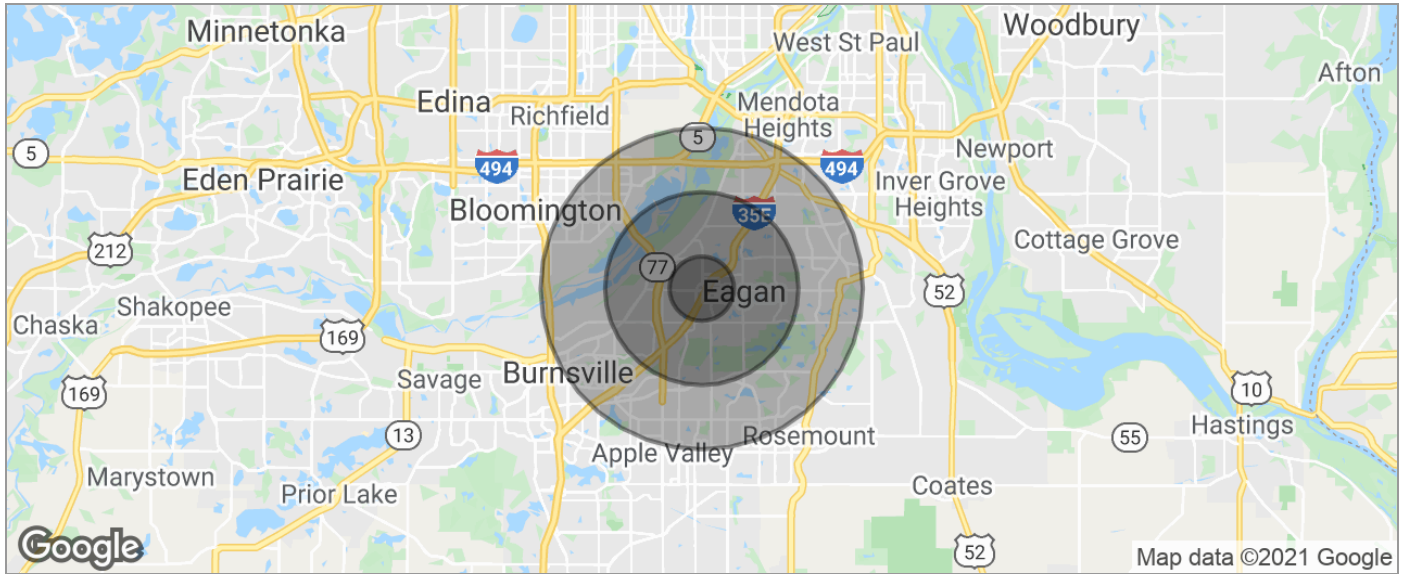
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,863	62,478	145,519
MEDIAN AGE	35.7	36.0	37.3
MEDIAN AGE (MALE)	34.8	35.0	36.0
MEDIAN AGE (FEMALE)	36.1	36.8	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,691	25,700	58,174
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$82,345	\$90,921	\$93,886
AVERAGE HOUSE VALUE	\$258,230	\$282,470	\$289,074
RACE	1 MILE	3 MILES	5 MILES
% WHITE	79.0%	80.5%	82.3%
% BLACK	8.5%	7.1%	6.3%
% ASIAN	5.6%	6.5%	6.1%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.1%	0.4%	0.5%
% OTHER	1.8%	1.8%	1.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.6%	5.1%	4.7%

* Demographic data derived from 2010 US Census

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