

Former KFC

4585 Erin Lane
Eagan, MN 55122



FORMER KFC FOR SALE AND LEASE

Offered By:

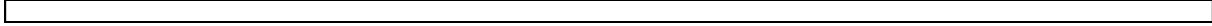
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Property Information



Location Information



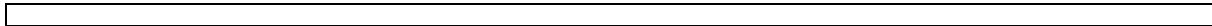
Property Photos and Site Plans



Demographic Information



About Upland



INVESTMENT INFORMATION

Purchase Price:	\$750,000
Lease Rate:	\$30,000 Annual
2013 Taxes:	\$20,555
Building Sq. Ft.:	2,705 SF
Lot Size:	0.76 Acres
Property Status:	Available

PROPERTY INFORMATION

Building Name:	Former KFC
Address:	4585 Erin Lane Eagan, MN 55122
County:	Dakota
Year Built:	1987
PID#:	10-47401-01-020

DEMOGRAPHIC INFORMATION (Five Mile Radius)

Population:	184,076
Median Household Income:	\$ 66,557
Average Household Income:	\$ 85,469

HIGHLIGHTS

- *Excellent Demographics.
- *Access to Highway-77 with 73,000 vpd and 35E with 64,000 vpd.
- *Visibility from Highway 77 and Cliff Road.
- *Well maintained suburban neighborhood with sought after school district.
- *Highly visible signage.
- *Dense residential neighborhood.

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This Former KFC property is located off of Cliff Road with traffic counts of 30,000 cars per day. The building is 2,705 square feet situated on 0.76 acres and is available for sale at a purchase price of \$750,000 NNN and is being offered for lease for \$36,000 annual or \$13.31 PSF Net. It has immediate access and visibility from Highway-77 with traffic counts of 73,000 cars per day. Nearby retailers include: Target, Cub Foods, Regal Cinema, Walgreens, McDonalds, Wendy's, Caribou Coffee, Chipotle, Leann Chin, Taco Bell, Great Clips, Green Mill, Burger King, Starbucks and much more.

Eagan is a city south of Saint Paul in Dakota County. The city lies on the south bank of the Minnesota River, upstream from the confluence with the Mississippi River. Eagan and nearby suburbs form the southern portion of Minneapolis-St. Paul, the fifteenth largest metropolitan area in the United States, with about 3.6 million residents. Eagan is home to businesses such as the legal publisher West, part of Thomson Reuters (7,350 employees), Blue Cross Blue Shield of Minnesota (3,900 employees) and Coca-Cola's Midwest bottling facility (900 employees). The sparsely populated northern portions of the city, being convenient to freeways and MSP Airport, are also home to a number of warehouses and distribution centers including Minnesota's largest UPS hub with 1400 employees.



Minneapolis Skyline from Eagan



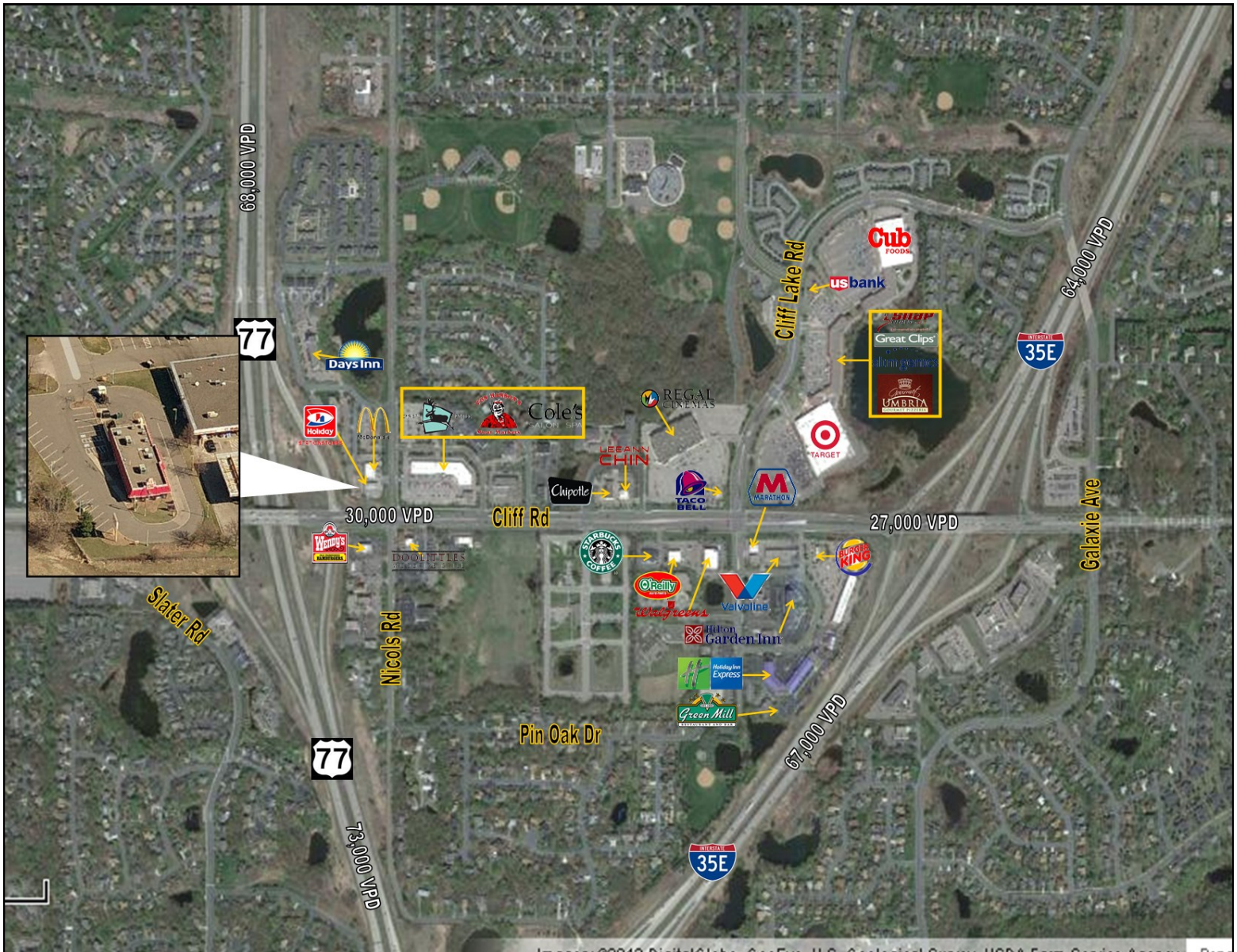
Mall of America



Community Center



Thomson Reuters





Former KFC—Eagan, Minnesota



Executive Summary

4585 Erin Ln, Eagan, MN, 55122
Rings: 1, 3, 5 mile radii

Prepared by Keith Sturm
Latitude: 44.791229175
Longitude: -93.21905030

	1 mile	3 miles	5 miles
Population			
2000 Population	9,445	65,571	178,590
2010 Population	9,535	65,705	182,100
2012 Population	9,341	66,706	184,076
2017 Population	9,052	68,348	187,839
2000-2010 Annual Rate	0.09%	0.02%	0.19%
2010-2012 Annual Rate	-0.91%	0.67%	0.48%
2012-2017 Annual Rate	-0.63%	0.49%	0.41%
2012 Male Population	48.1%	48.8%	48.9%
2012 Female Population	51.9%	51.2%	51.1%
2012 Median Age	37.3	38.3	37.7

In the identified area, the current year population is 184,076. In 2010, the Census count in the area was 182,100. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 187,839 representing a change of 0.41% annually from 2012 to 2017. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.7, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	78.0%	79.5%	78.8%
2012 Black Alone	8.9%	7.9%	8.0%
2012 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2012 Asian Alone	7.2%	6.4%	6.6%
2012 Pacific Islander Alone	0.0%	0.1%	0.1%
2012 Other Race	2.0%	2.7%	2.9%
2012 Two or More Races	3.6%	3.1%	3.3%
2012 Hispanic Origin (Any Race)	5.1%	6.1%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.5 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	3,660	25,467	69,544
2010 Households	3,809	26,447	73,128
2012 Total Households	3,707	26,766	73,587
2017 Total Households	3,641	27,899	76,040
2000-2010 Annual Rate	0.40%	0.38%	0.50%
2010-2012 Annual Rate	-1.20%	0.53%	0.28%
2012-2017 Annual Rate	-0.36%	0.83%	0.66%
2012 Average Household Size	2.50	2.48	2.48

The household count in this area has changed from 73,128 in 2010 to 73,587 in the current year, a change of 0.28% annually. The five-year projection of households is 76,040, a change of 0.66% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 47,539 in the specified area.



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Prepared by Keith Sturm
Latitude: 44.791229175
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	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$68,432	\$72,971	\$66,557
2017 Median Household Income	\$79,200	\$84,060	\$78,609
2012-2017 Annual Rate	2.97%	2.87%	3.38%
Average Household Income			
2012 Average Household Income	\$83,219	\$91,044	\$85,469
2017 Average Household Income	\$93,728	\$102,830	\$96,681
2012-2017 Annual Rate	2.41%	2.46%	2.50%
Per Capita Income			
2012 Per Capita Income	\$33,442	\$36,730	\$34,322
2017 Per Capita Income	\$38,169	\$42,190	\$39,299
2012-2017 Annual Rate	2.68%	2.81%	2.75%

Households by Income

Current median household income is \$66,557 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$78,609 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$85,469 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$96,681 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$34,322 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$39,299 in five years, compared to \$29,882 for all U.S. households

Housing

2000 Total Housing Units	3,753	25,930	71,015
2000 Owner Occupied Housing Units	2,887	19,606	50,169
2000 Owner Occupied Housing Units	774	5,861	19,375
2000 Vacant Housing Units	92	463	1,471
2010 Total Housing Units	3,965	27,846	76,799
2010 Owner Occupied Housing Units	2,725	19,750	51,563
2010 Renter Occupied Housing Units	1,084	6,697	21,565
2010 Vacant Housing Units	156	1,399	3,671
2012 Total Housing Units	3,924	28,159	77,373
2012 Owner Occupied Housing Units	2,558	19,271	50,070
2012 Renter Occupied Housing Units	1,149	7,495	23,517
2012 Vacant Housing Units	217	1,393	3,786
2017 Total Housing Units	3,917	29,387	80,108
2017 Owner Occupied Housing Units	2,530	20,149	52,136
2017 Renter Occupied Housing Units	1,112	7,750	23,905
2017 Vacant Housing Units	276	1,488	4,068

Currently, 64.7% of the 77,373 housing units in the area are owner occupied; 30.4%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 76,799 housing units in the area - 67.1% owner occupied, 28.1% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 0.33%. Median home value in the area is \$201,111, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.07% annually to \$222,784.