

COURTHOUSE LANE FOR LEASE LAST SPACE REMAINING!

3090 Courthouse Lane | Eagan, MN | 55121



1,500 SF Available

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UPLAND
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PROPERTY INFORMATION

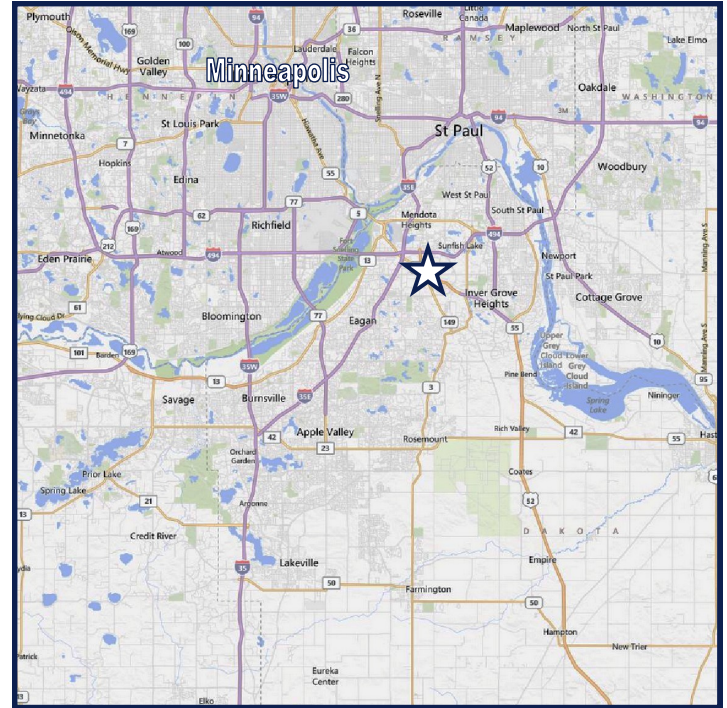
ADDRESS	3090 Courthouse Lane
CITY, STATE	Eagan, MN
BUILDING SIZE	9,723 SF
YEAR BUILT	2001
LOT SIZE	1.61 Acres
SPACE AVAILABLE	1,500 SF
ASKING RENT	\$14.00 - \$16.00 PSF NNN
CAM 2020 EST.	\$5.08 PSF
RE TAXES 2020 EST.	\$4.49 PSF
CAM & TAX TOTAL EST.	\$9.57 PSF
PARKING	105 Spaces

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	1,582	36,620	141,476
MEDIAN HH INCOME	\$111,781	\$92,307	\$75,707
AVERAGE HH INCOME	\$131,735	\$128,392	\$106,050
MEDIAN AGE	37.5	40.0	40.0

COMMENTS

- Courthouse Lane is a newer retail development that has been serving this market for over a decade.
- Strong daytime population with three major employers in two miles aid in the success of the existing retailers and service providers. More than 1,000,000 SF of office and industrial buildings and over 33,000 residents are located within 3 miles of Courthouse Center. With Holiday Gas adjacent to this center and Dickey's BBQ this center receives a steady flow of daily traffic.



CO-TENANTS

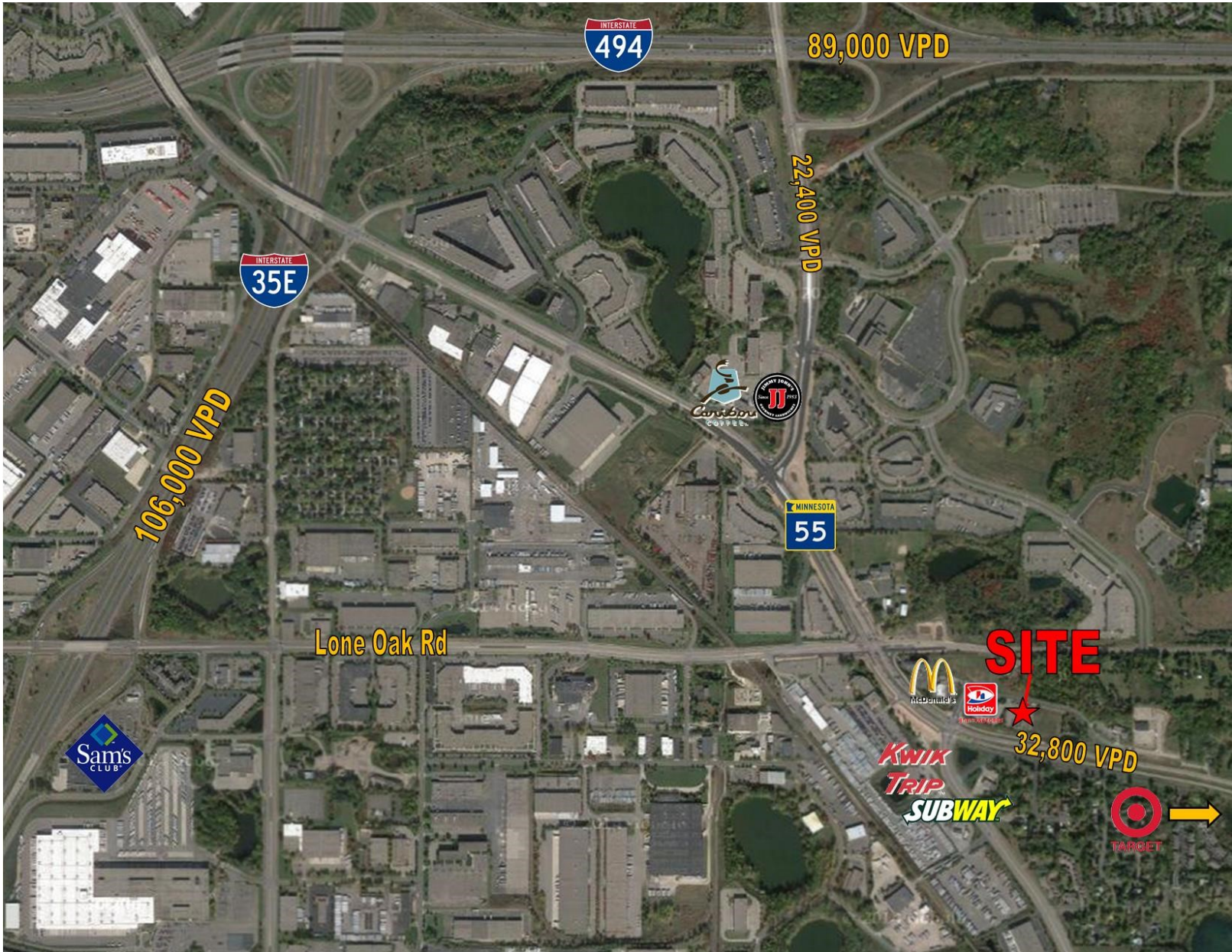
- Dickey's BBQ
- DD Dance Studio
- The Jewelry Exchange
- Nail Salon

AREA TENANTS

- Target
- Caribou Coffee
- Jimmy Johns
- Subway

TRAFFIC COUNTS

HIGHWAY 55	32,000 VPD
DODD RD	15,500 VPD



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