

EAGAN RETAIL FOR LEASE

2000 Rahncliff Ct | Eagan, MN | 55122



1,747 SF Available

Zach Stensland

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50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

UPLAND
REAL ESTATE GROUP, INC.

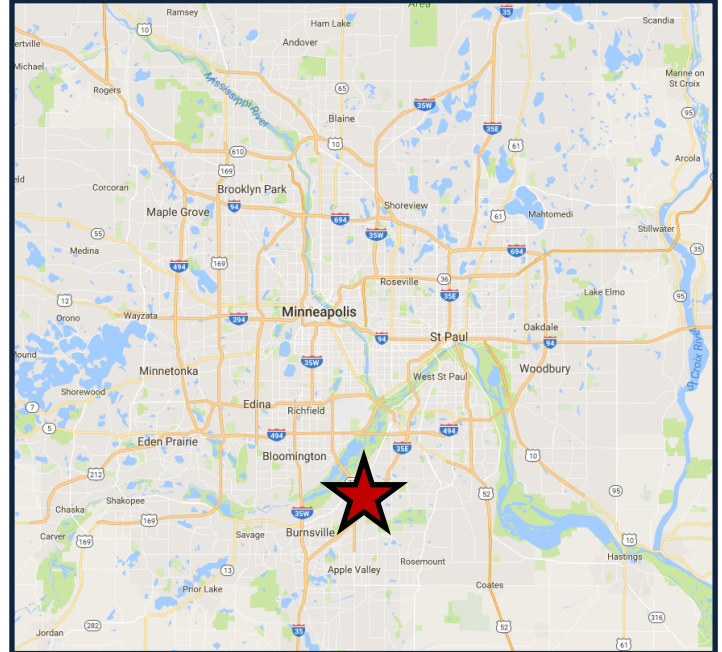
Main: 612.332.6600

Fax: 612.376.4489

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	2000 Rahncliff Ct #400
CITY, STATE	Eagan, MN
SPACE AVAILABLE	1,747 SF
LEASE RATE	negotiable
CAM RATE 2019	\$6.00 PSF
TAX RATE 2019	\$7.24 PSF
TOTAL CAM & TAX 2019	\$13.24 PSF
YEAR BUILT	2013
PARKING	40 Spaces



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,478	70,484	190,576
DAYTIME POPULATION	3,724	21,324	108,907
MEDIAN HH INCOME	\$80,380	\$86,133	\$79,698
AVERAGE HH INCOME	\$104,188	\$112,101	\$104,311
MEDIAN AGE	38.5	39.3	38.6

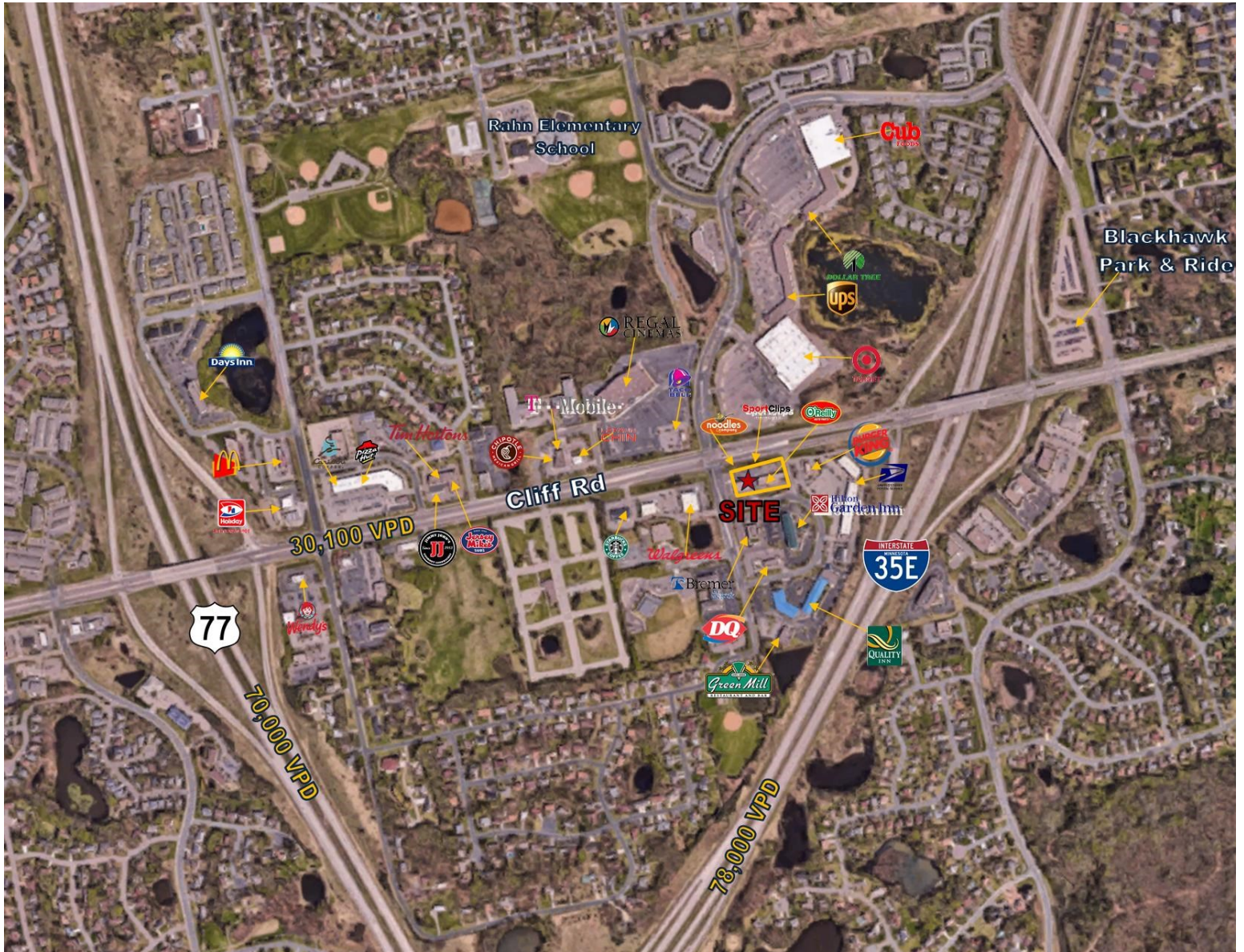
TRAFFIC COUNTS

CLIFF RD	30,100 VPD
HIGHWAY 77	70,000 VPD
INTERSTATE 35E	78,000 VPD



COMMENTS

- High traffic convenience oriented trade area
- Two large hotels nearby
- Adjacent to Target, Cub Foods and Regal Cinema's Eagan 16
- Couched between 2 major highways.
- Convenient access onto Interstate 35E and Hwy 77.
- Other center tenants include; Noodles & Co., Sport Clips, Sprint, Nothing Bundt cakes
- Top pylon position available



SITE PLAN

