

Duckwood Square

Eagan | MN

For Lease



UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	1340 Duckwood Drive
City, State	Eagan, MN
Space Available	2,100 SF In-Line
Lease Rate	\$20 PSF Net
CAM & Tax 2023 Est.	\$11.61 PSF
Year Built	1990
County	Dakota
Parking/Ratio	300

OUTLOT OPPORTUNITY

BTS w/Patio	3,990 SF
BTS w/Drive Thru	2,440 SF



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	10,910	1 Mile	\$77,763	1 Mile	\$104,420	1 Mile	37.6
3 Miles	57,520	3 Miles	\$90,618	3 Miles	\$118,751	3 Miles	38.5
5 Miles	116,976	5 Miles	\$93,684	5 Miles	\$122,994	5 Miles	39.5

Traffic Counts

Yankee Doodle Rd 23,400 VPD
 Duckwood Dr 7,800 VPD
 I-35E 101,000 VPD

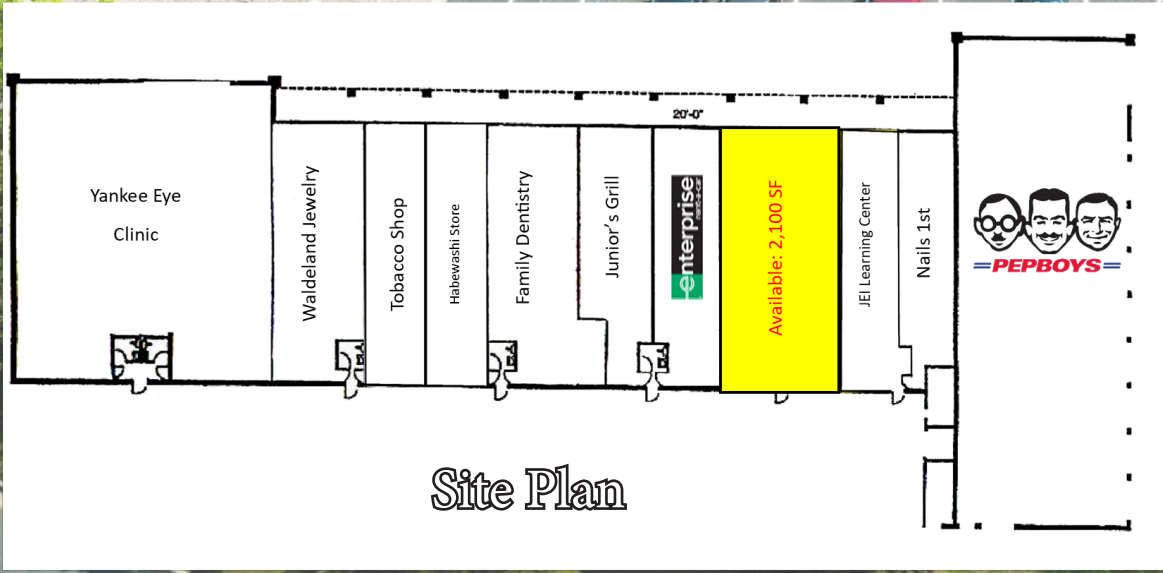


- Nearby Tenants:**
- » Walmart
 - » Caribou Coffee
 - » Edible Arrangements
 - » Snap Fitness
 - » Best Buy
 - » Starbucks
 - » Perkins
 - » McDonald's
 - » Qdoba
 - » Potbelly
 - » Home Depot
 - » Sam's Club
 - » Chipotle



- Interior Highlights:
- Partial build-out in multiple available spaces
 - Bathroom in 2,100 SF suite
 - Front door parking for customers

2,100 SF



Public Storage Across Duckwood Dr.



Located in Dense Eagan Trade Area

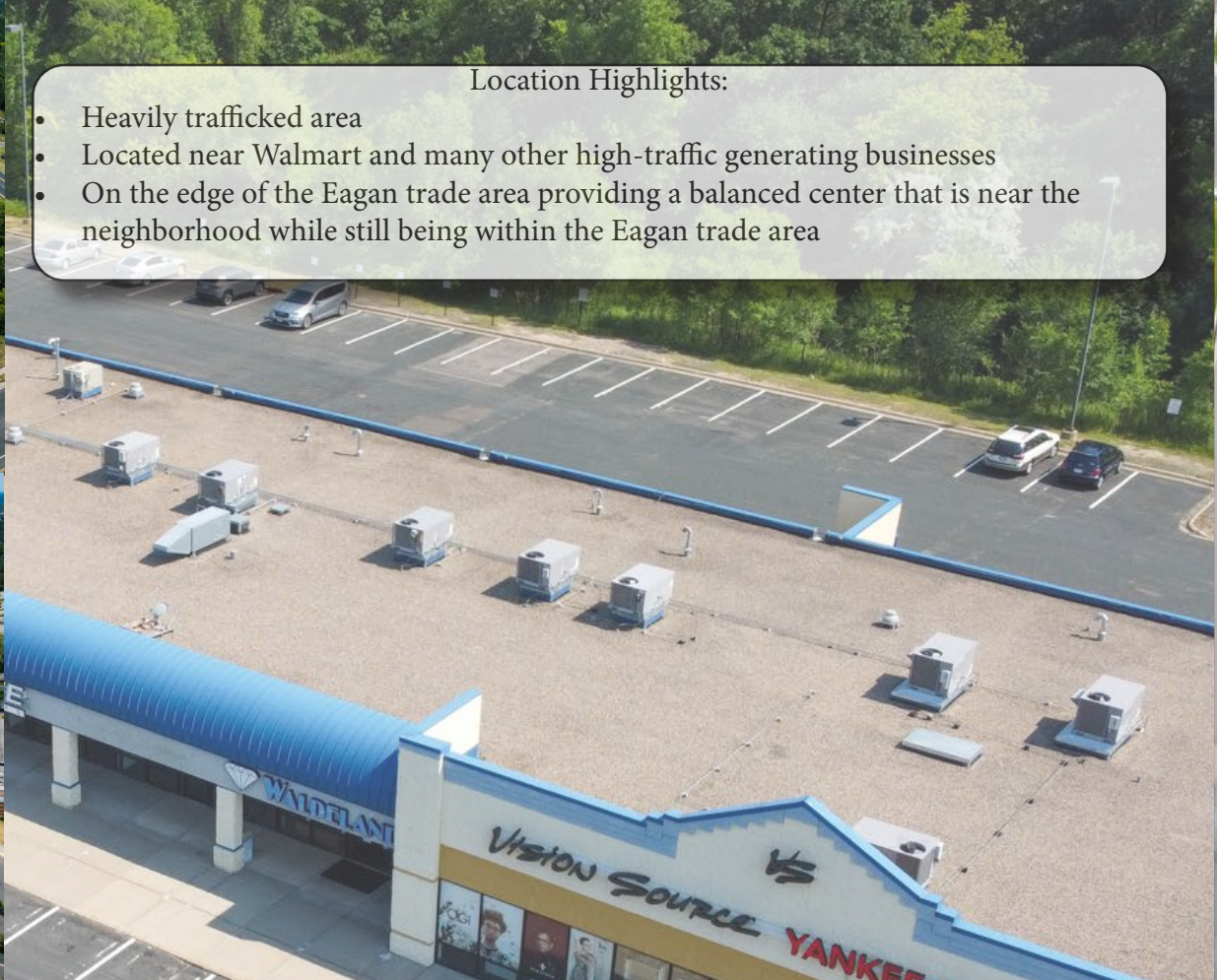


Walmart & Kohl's Across Duckwood Dr.



Location Highlights:

- Heavily trafficked area
- Located near Walmart and many other high-traffic generating businesses
- On the edge of the Eagan trade area providing a balanced center that is near the neighborhood while still being within the Eagan trade area



Easy Access to I-35E from Pilot Knob Rd.



Outlot Opportunity

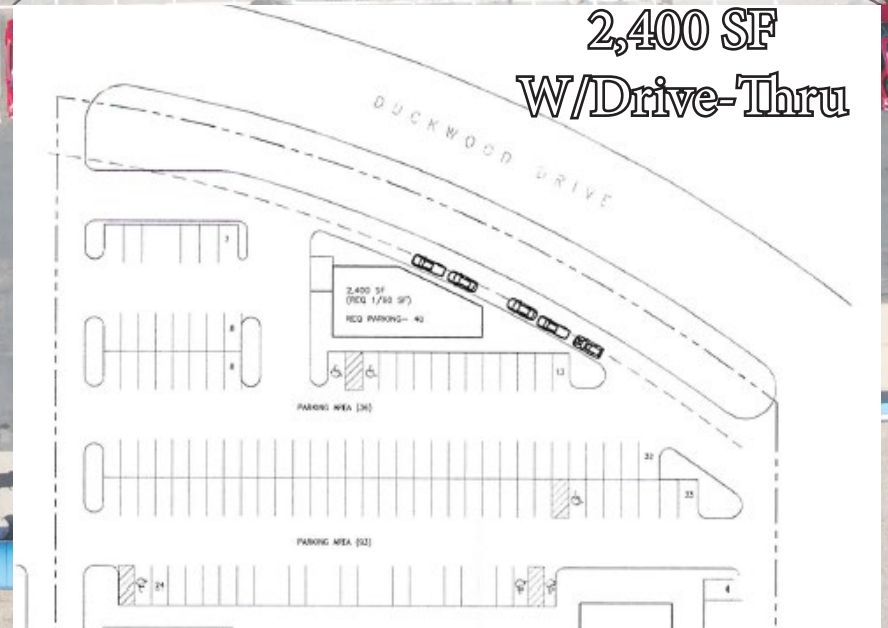
Option 1

3,990 SF
W/Patio



Option 2

2,400 SF
W/Drive-Thru





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