

# CLIFF ROAD RETAIL FOR LEASE

2020 Cliff Rd | Eagan, MN | 55122



2,300 SF Available

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**UPLAND**  
REAL ESTATE GROUP, INC.

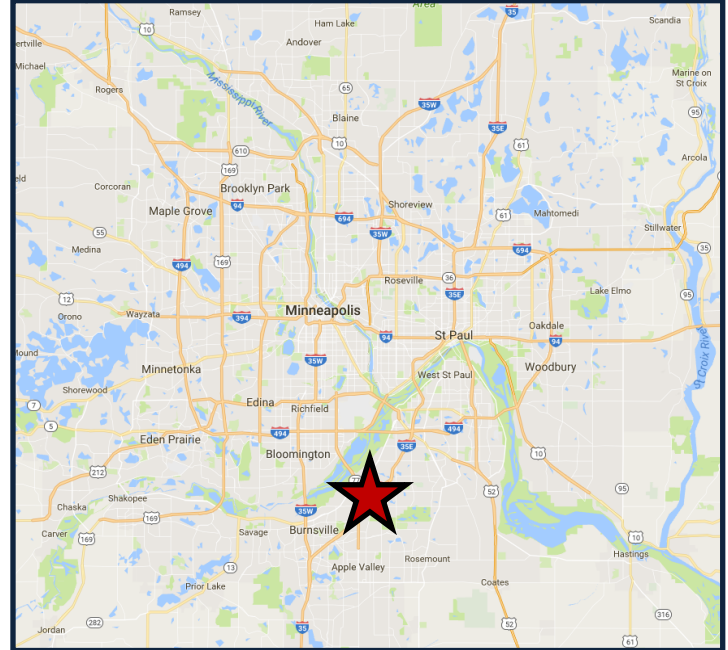
Main: 612.332.6600  
Fax: 612.376.4489



# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	2020 cliff Rd
<b>CITY, STATE</b>	Eagan, MN
<b>SPACE AVAILABLE</b>	2,300 SF
<b>PARCEL SIZE</b>	1.19 Acres
<b>LEASE RATE</b>	\$25.00 PSF Net
<b>TOTAL CAM &amp; TAX 2019</b>	\$8.50 PSF
<b>YEAR BUILT</b>	2003
<b>SIGNAGE</b>	Pylon



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	9,034	69,852	192,862
<b>DAYTIME POPULATION</b>	4,001	27,163	95,959
<b>MEDIAN HH INCOME</b>	\$87,696	\$89,144	\$84,737
<b>AVERAGE HH INCOME</b>	\$109,173	\$114,191	\$109,330
<b>MEDIAN AGE</b>	38.9	39.3	38.9

## TRAFFIC COUNTS

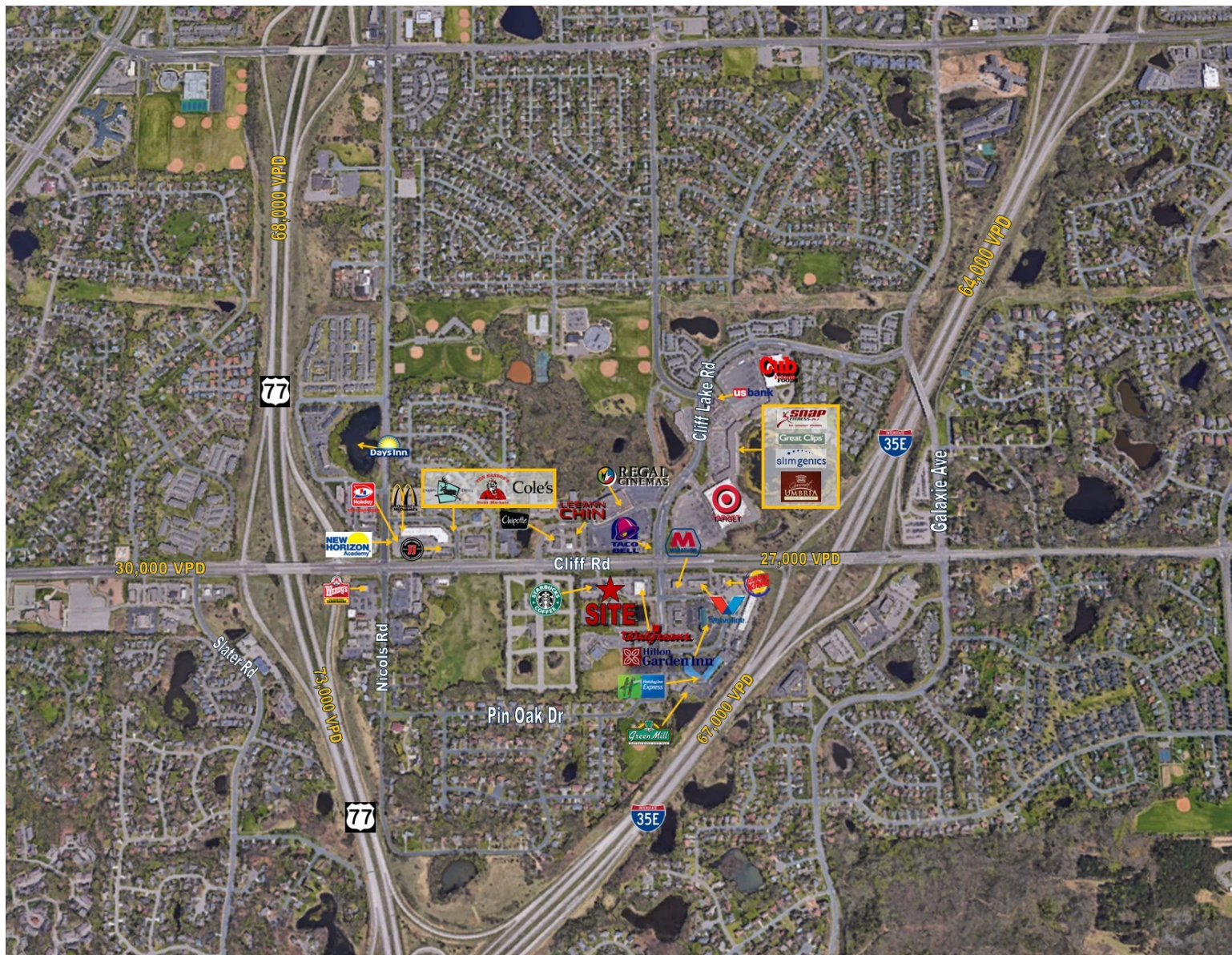
<b>CLIFF RD</b>	30,100 VPD
<b>HIGHWAY 77</b>	70,000 VPD
<b>INTERSTATE 35E</b>	78,000 VPD



## 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







# BUILDING PHOTOS

