



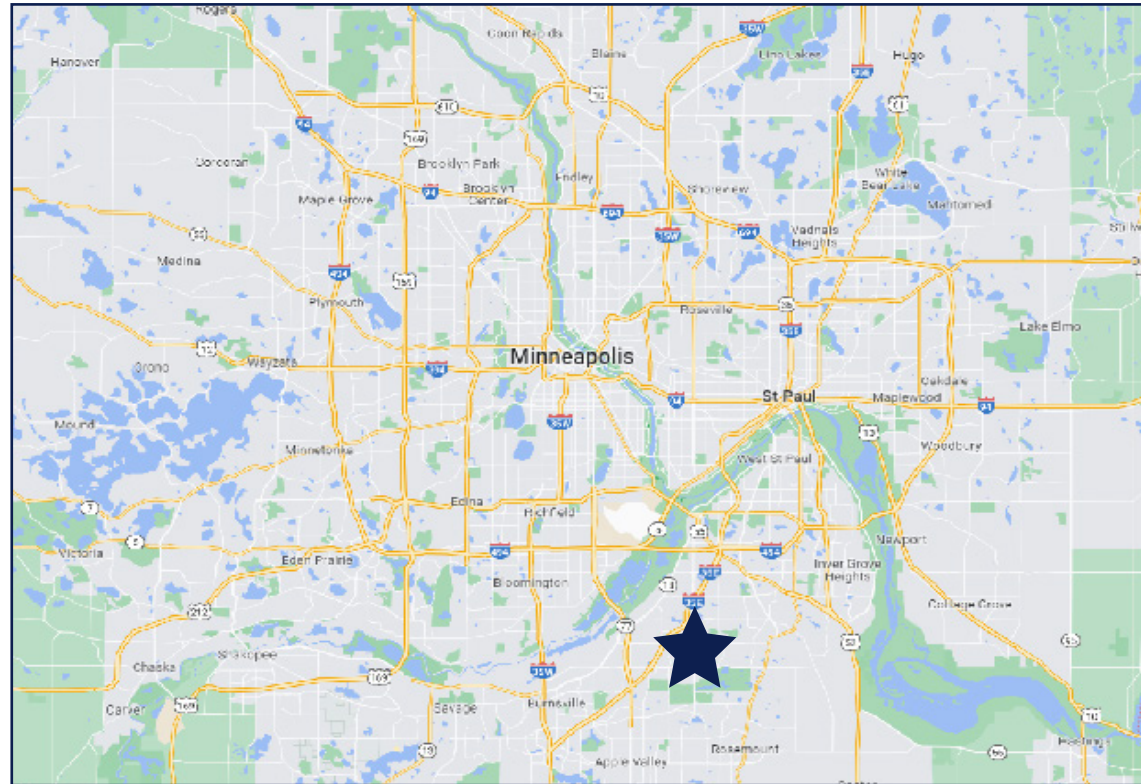
EAGAN LAND
1580 Thomas Center Drive
Eagan, MN 55122
Land Sale/ Ground Lease

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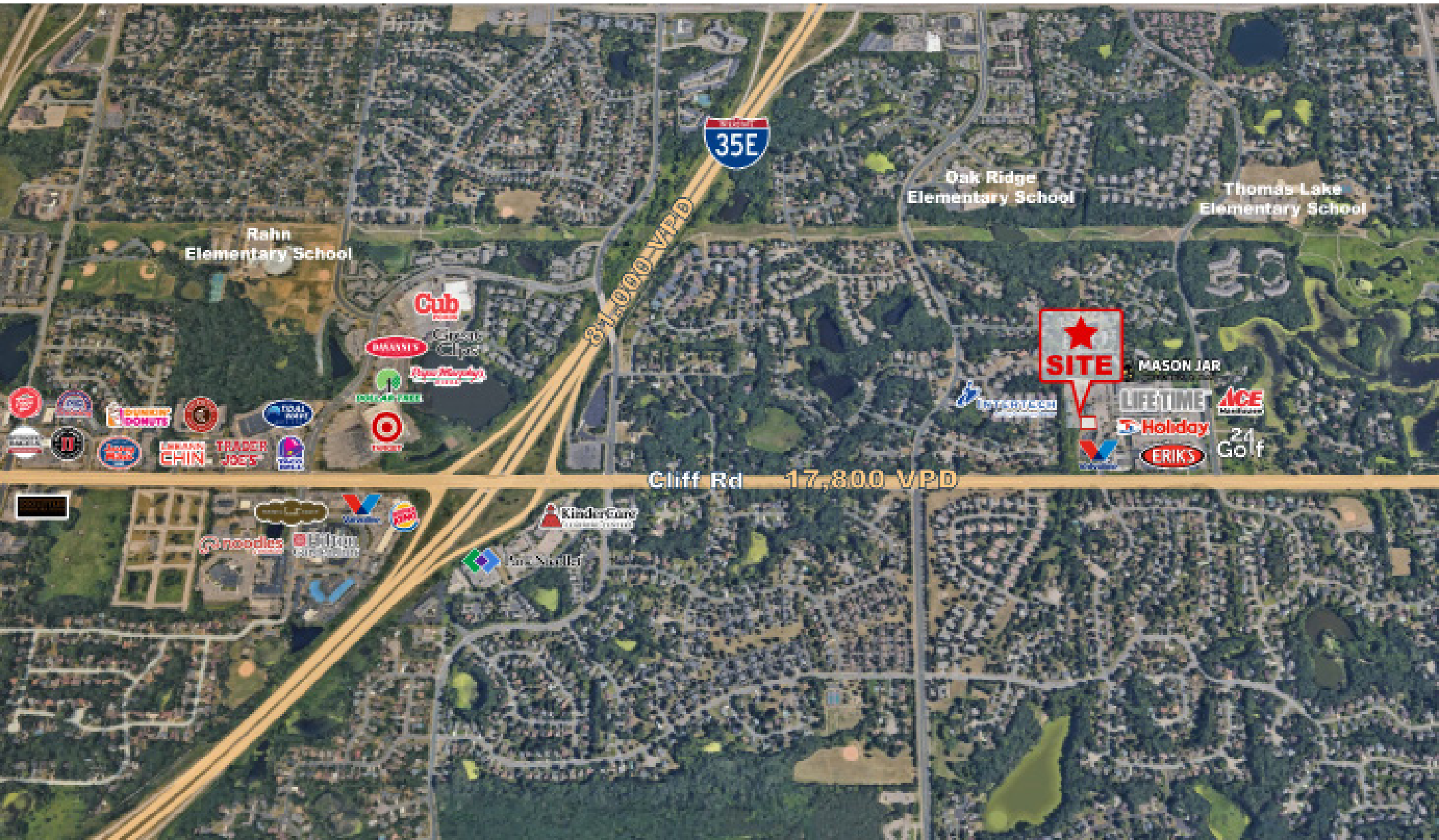
ADDRESS	1580 Thomas Center Drive
CITY, STATE ZIP	Eagan, MN 55122
LAND SIZE	0.78 Acres (33,976 SF)
SALE PRICE	\$510,000 (\$15.00/SF)
GROUND LEASE	Negotiable
TAX 2025	\$6,892
COUNTY	Dakota



HIGHLIGHTS

- 5-mile average household income of \$145,999.
- Located near I-35 where traffic counts average 81,000 VPD.
- Nearby tenants include Lifetime Fitness, Valvoline, Holiday Stationstore, Erik's, and more.
- Eagan is ranked the #14 Best Place to Live in Minnesota, according to Niche.
- Zoned PD Planned Development.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	9,405	68,092	176,312
MEDIAN HH INCOME	\$103,846	\$106,908	\$101,618
AVERAGE HH INCOME	\$141,156	\$141,050	\$135,999





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SITE

LIFETIME

INTERTECH

Valvoline

24 Golf

MASON JAR

ACE Hardware

PRIME SECURITY BANK

Holiday

ERIK'S

Cliff Rd 17,800 VPD



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