



For Lease

Diffley Square
NWC of I-35E & Diffley Road
Eagan, Minnesota



For more information contact:
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Owned & Managed by:
Linvill Properties Inc.
Locally owned and managed since 1968.

For Lease

Site Information

Location I-35E and Diffley Road, Eagan, Minnesota
Description Retail Shopping Strip Center
Zoning Retail
Total GLA 30,396 sf

Available

For Lease 1,133 sf

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	11,506	63,694	151,408
Average Household Income	\$80,517	\$86,527	\$88,609
Median Household Income	\$66,773	\$71,007	\$72,644

**Source: Claritas 2006*

Traffic Counts

I-35E 79,000 cars per day
Diffley Road 17,600 cars per day

**Source: Minnesota Department of Transportation 2007 Study Averages are per day total cars*

Expenses

CAM \$3.06 psf
Taxes \$2.68 psf
Total 2009 estimated . . . \$5.74 psf

Center Tenants

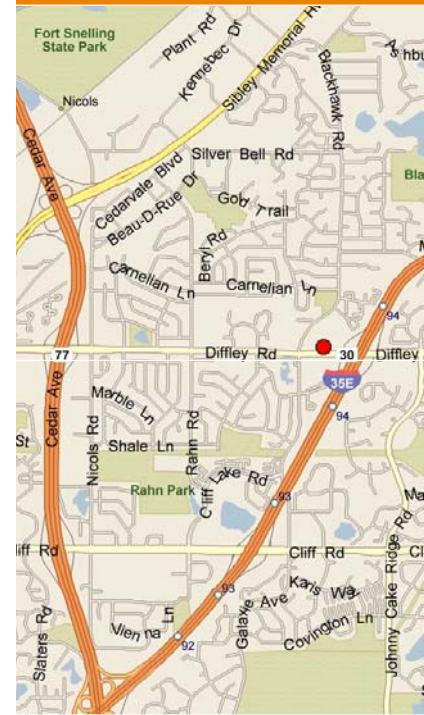
Blackhawk Liquor	Curves For Women	Day by Day Child Development Center
Genesis Chiropractic	Groomingdales	Hidalgo Market
Nancy Raddatz Dance	National Karate	Southern Exposure
Minnesota Montessori		Canvas Tattoo

Area Tenants

CVS Pharmacy	Fantastic Sam's	H&R Block	Viva Italia
Oak Trust Credit Union	Sinclair	Holiday	Sprint

Comments

Located on the heavily traveled intersection of I-35E and Diffley Road, this 30,396 square foot center, has become the "go to" center of the neighborhood for everyday and special needs. This center is surrounded by new residential development and has easy access and visibility.



Information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information, and the property is offered "as is". This submission may be modified or withdrawn at any time by the property owner.

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