

INNOVATION FROM THE GROUND UP

# For Lease

Eagan Retail  
 3090 Courthouse Lane  
 Eagan, Minnesota



For more information contact:

Sara Martin  
 Tel 952.897.7723  
 Fax 952.842.7723  
 smartin@welshco.com



# For Lease

## Site Information

**Location** .....3090 Courthouse Lane  
**Description** .....Retail shopping center with drive-thru  
**Year Built** .....2005  
**Center GLA** .....9,958 SF

## Available

**For Lease** .....1,275 - 2,283 SF

## Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>Daytime Population</b>	8,793	52,931	107,488
<b>Average Household Income</b>	\$101,394	\$97,620	\$82,339
<b>Median Household Income</b>	\$90,648	\$78,723	\$66,608

*\*Source: PCensus, 2006*

## Traffic Counts

**Highway 55** .....32,000 cars per day  
**Dodd Road** .....17,500 cars per day  
**Lone Oak Road** .....12,300 cars per day

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

## Expenses

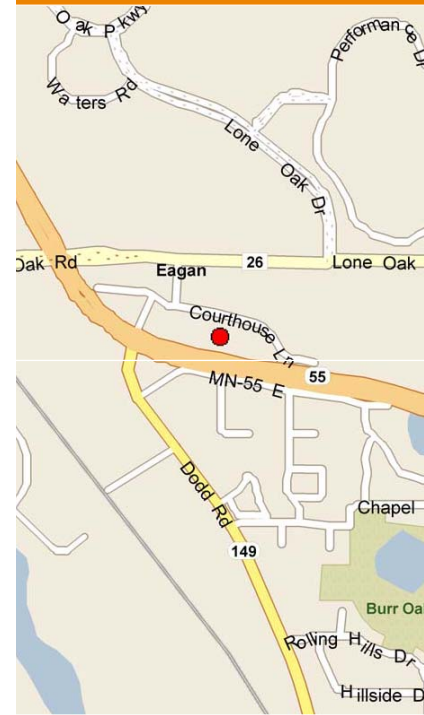
**CAM** \$2.71  
**Taxes** \$4.13  
**Ins** \$0.16  
**Total:** **\$7.00 PSF** (2008 estimates)

## Area Tenants

Comfort Inn and Suites  
 Holiday Gas  
 McDonald's  
 Kwik Trip  
 Jewelry Exchange

## Comments

This is a great location to serve the huge and growing daytime population in this dense office / industrial area. Great visibility from Highway 55 and Dodd Road with 32,000 cars per day. 1,275 to 2,283 square feet available. The 2,283 square foot space is fully built out and includes a drive-thru and monument signage facing Highway 55.



*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 This submission may be modified or withdrawn at any time by the property owner.*

**For more information contact:**

**Sara Martin**  
 Tel 952.897.7723  
 Fax 952.842.7723  
 smartin@welshco.com