

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



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Site Information

Location3090 Courthouse Lane
DescriptionRetail shopping center with drive-thru
Year Built2005
Center GLA9,958 SF

Available

For Lease1,275 SF

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Daytime Population	8,285	50,293	97,442
Average Household Income	\$110,705	\$105,174	\$88,744
Median Household Income	\$105,266	\$85,994	\$72,408

**Source: PCensus, 2009*

Traffic Counts

Highway 5532,800 cars per day
Dodd Road17,500 cars per day
Lone Oak Road12,300 cars per day

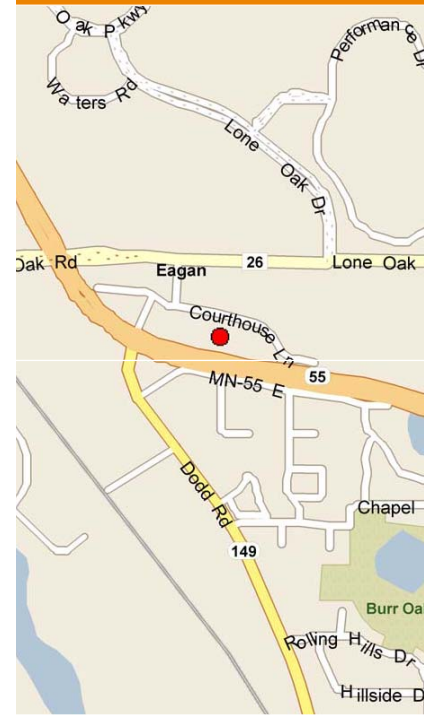
**Source: Minnesota Department of Transportation 2009 Study Averages are per day total cars*

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 32,800 cars per day. One 1,275 square foot space available.



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 This submission may be modified or withdrawn at any time by the property owner.

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