



FRAUENSHUH

# 2110 SILVER BELL ROAD OFFICE BUILDING FOR SALE

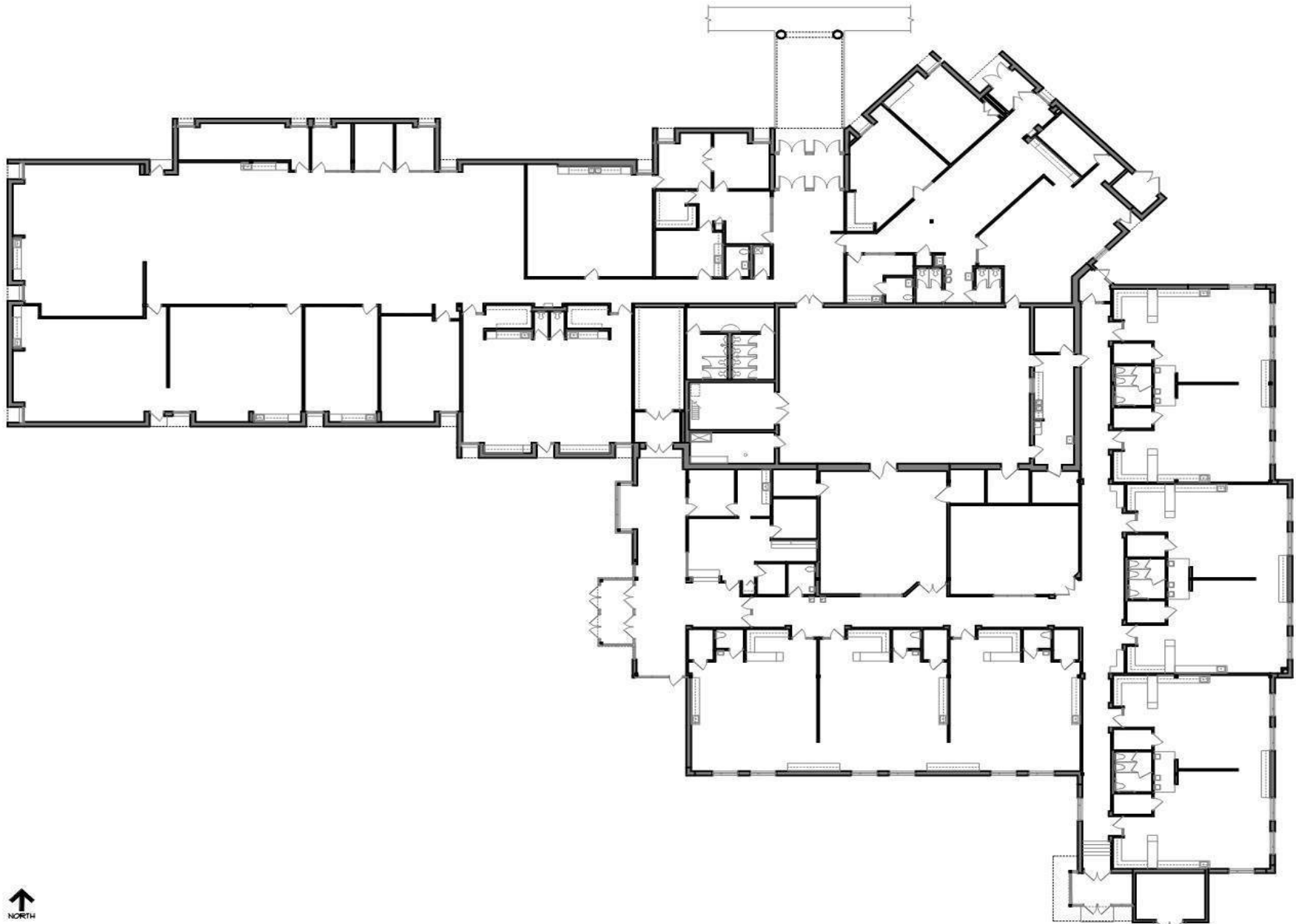
2110 Silver Bell Road ✦ Eagan, MN 55122

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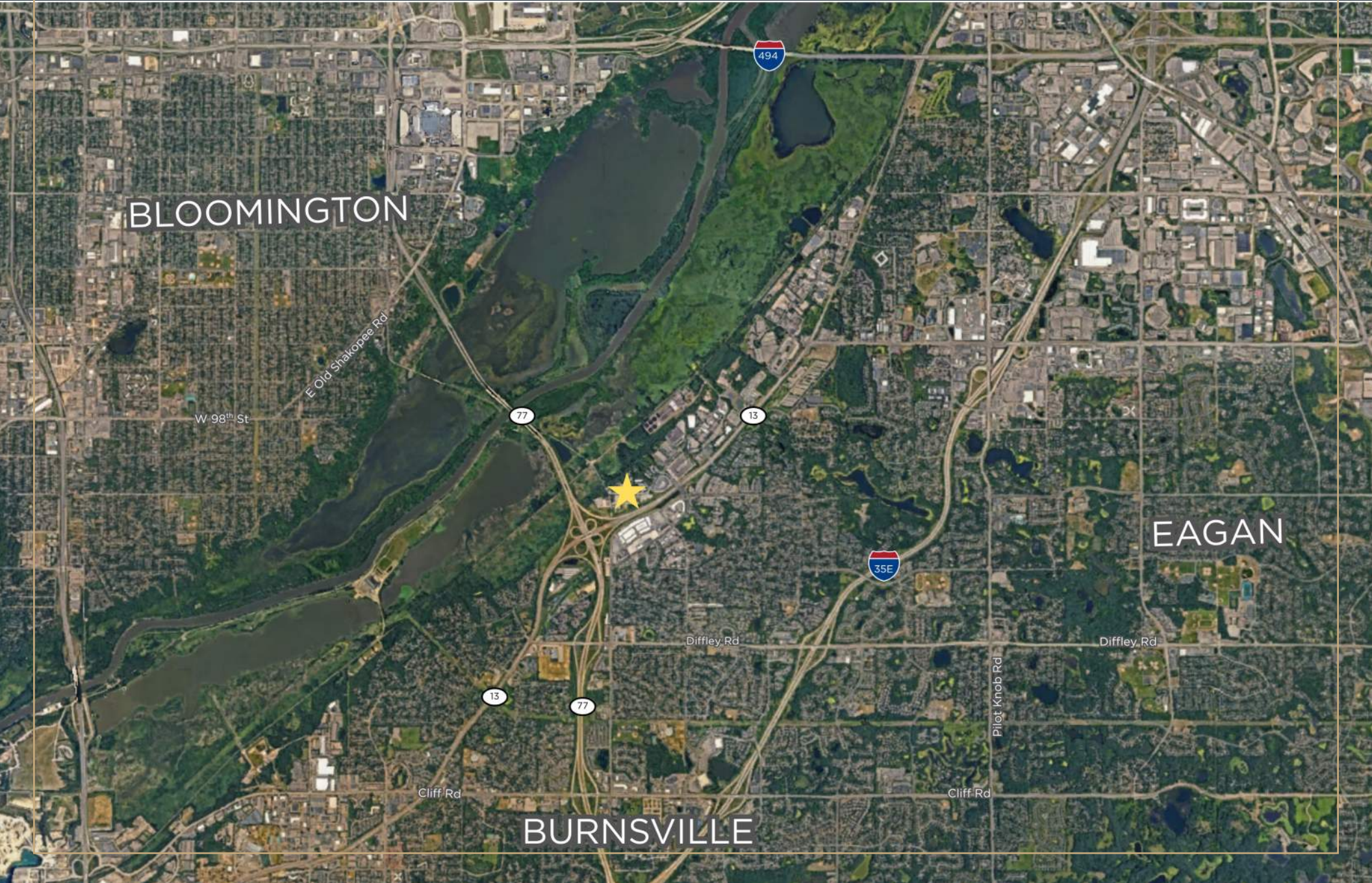
## BUILDING DETAILS

- 35,800 SF Building
- Owner/User Opportunity
- Sale Price: Negotiable
- 5.73 Acres
- Built in 1988
- Clear Height: 13'
- Gym Height: 18'
- 2026 Est. RE Taxes: Currently tax exempt
- Building can convert to multi-tenant
- Convenient access to area amenities and retail
- Zoning: Planned Development, allowing for most flexible design and use
- PID: 10-75503-01-010









BLOOMINGTON

EAGAN

BURNSVILLE





GOODYEAR

DISTRICT 196  
The District's School Foundation

Milestones  
Early Learning Center

MINNESOTA  
13

Family Smiles

TWIN CITIES  
PREMIUM OUTLETS  
A SHOPPING CENTER

HOME 2  
SUITES BY HILTON

FAIRFIELD  
Inn  
Marriott

SUBWAY

Marathon

McDonald's

MINNESOTA  
77

## DEMOGRAPHIC SUMMARY

2110 Silver Bell Rd., Eagan, MN 55122  
Ring of 7 miles

### KEY FACTS

384,279

Population



160,379

Households

40.1

Median Age

\$76,547

Median Disposable Income

### EDUCATION

4.5%

No High School Diploma



17.8%

High School Graduate



27.6%

Some College/  
Associate's Degree



50.2%

Bachelor's/Grad/  
Prof Degree

### INCOME

**\$95,631**  
Median Household Income

**\$52,550**  
Per Capita Income

**\$296,601**  
Median Net Worth

### HOUSEHOLD INCOME

\$500,000+  
\$400,000-499,999  
\$300,000-399,999  
\$250,000-299,999  
\$200,000-249,999  
\$150,000-199,999  
\$125,000-149,999  
\$100,000-124,999  
\$75,000-99,999  
\$60,000-74,999  
\$50,000-59,999  
\$45,000-49,999  
\$40,000-44,999  
\$35,000-39,999  
\$30,000-34,999  
\$25,000-29,999  
\$20,000-24,999  
\$15,000-19,999  
\$10,000-14,999  
\$0-9,999

0% 2 4 6 8 10 12 14%

### BUSINESS



14,721

Total Businesses



230,329

Total Employees

### EMPLOYMENT



White Collar

73.7%



Blue Collar

15.9%



Services

13.8%

4.0%

Unemployment Rate