



FRAUENSHUH

2110 SILVER BELL ROAD OFFICE BUILDING FOR SALE

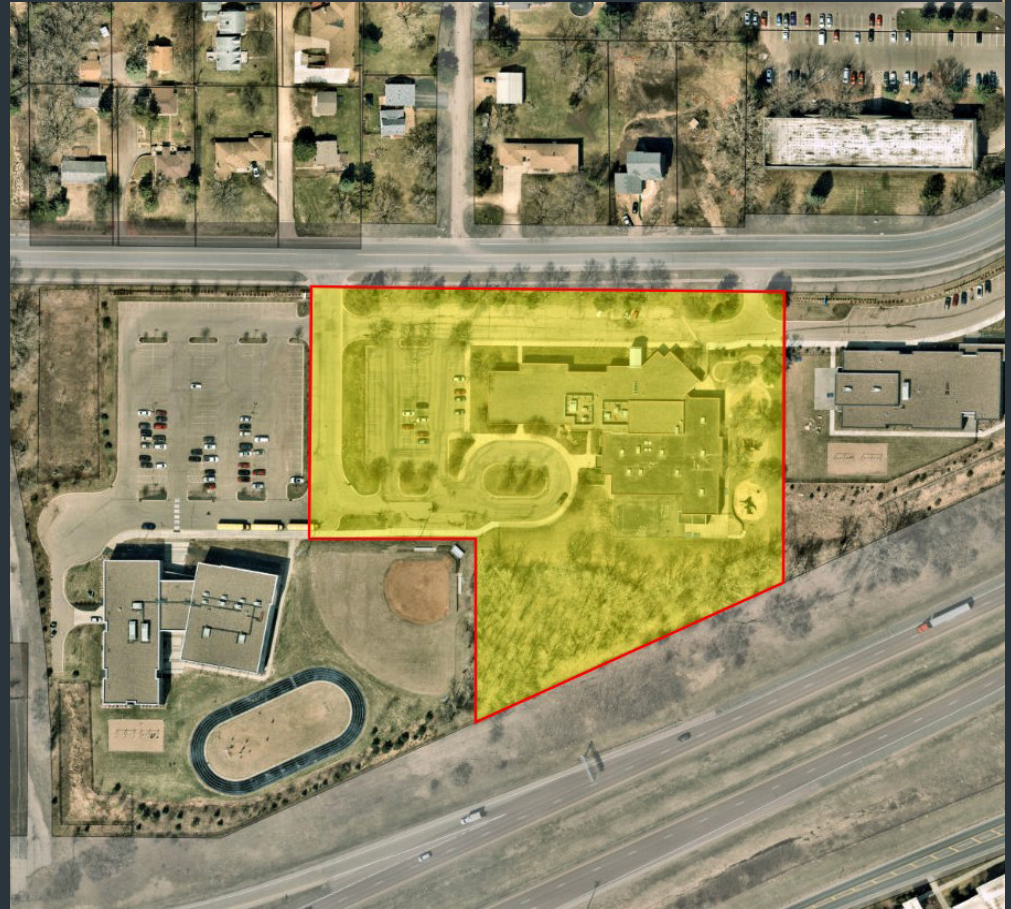
2110 Silver Bell Road ✦ Eagan, MN 55122

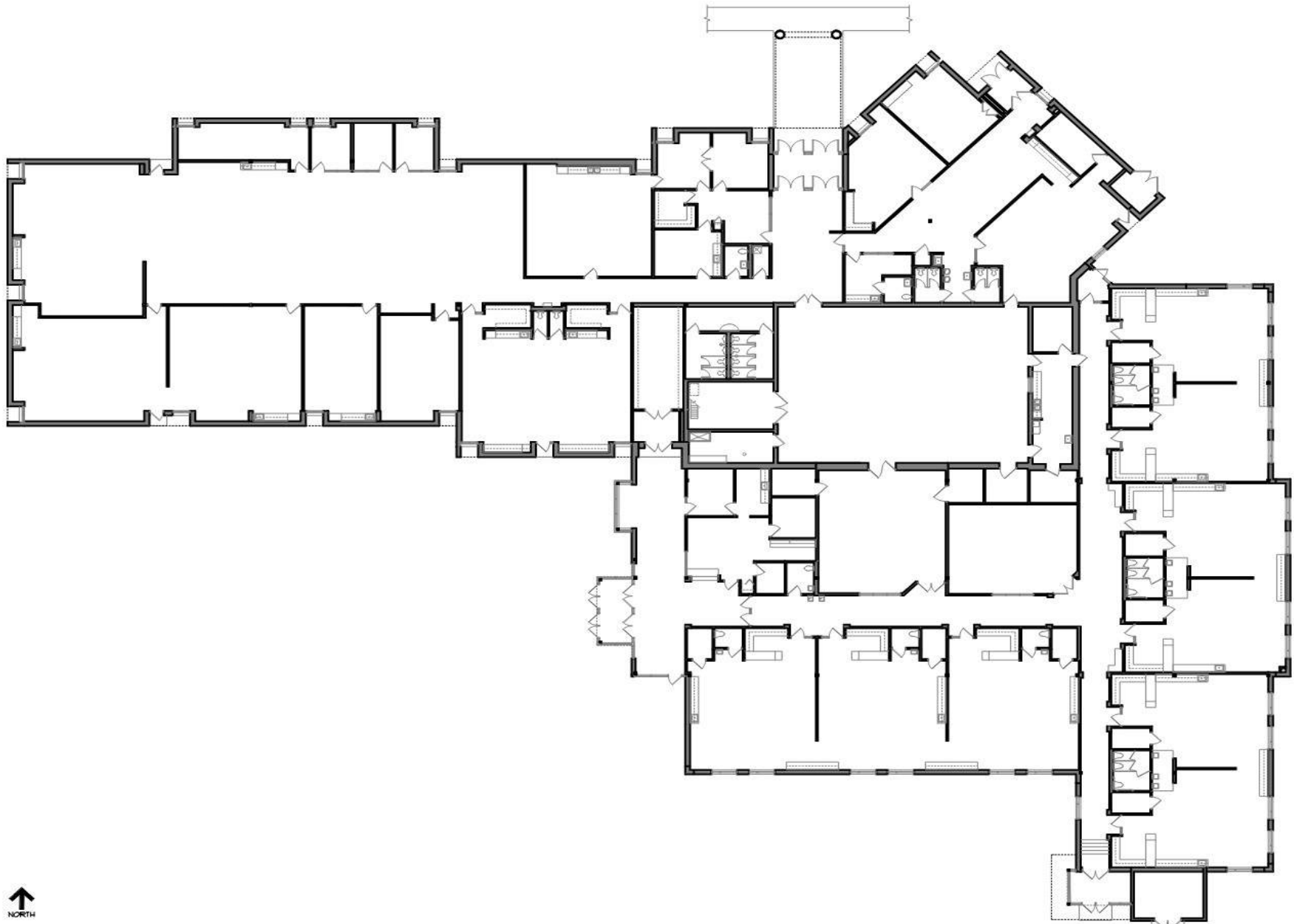
LAURA B. MOORE
(952) 395-5234
laura.moore@frauenshuh.com

MAX N. LABINE
(952) 460-9855
max.labine@frauenshuh.com

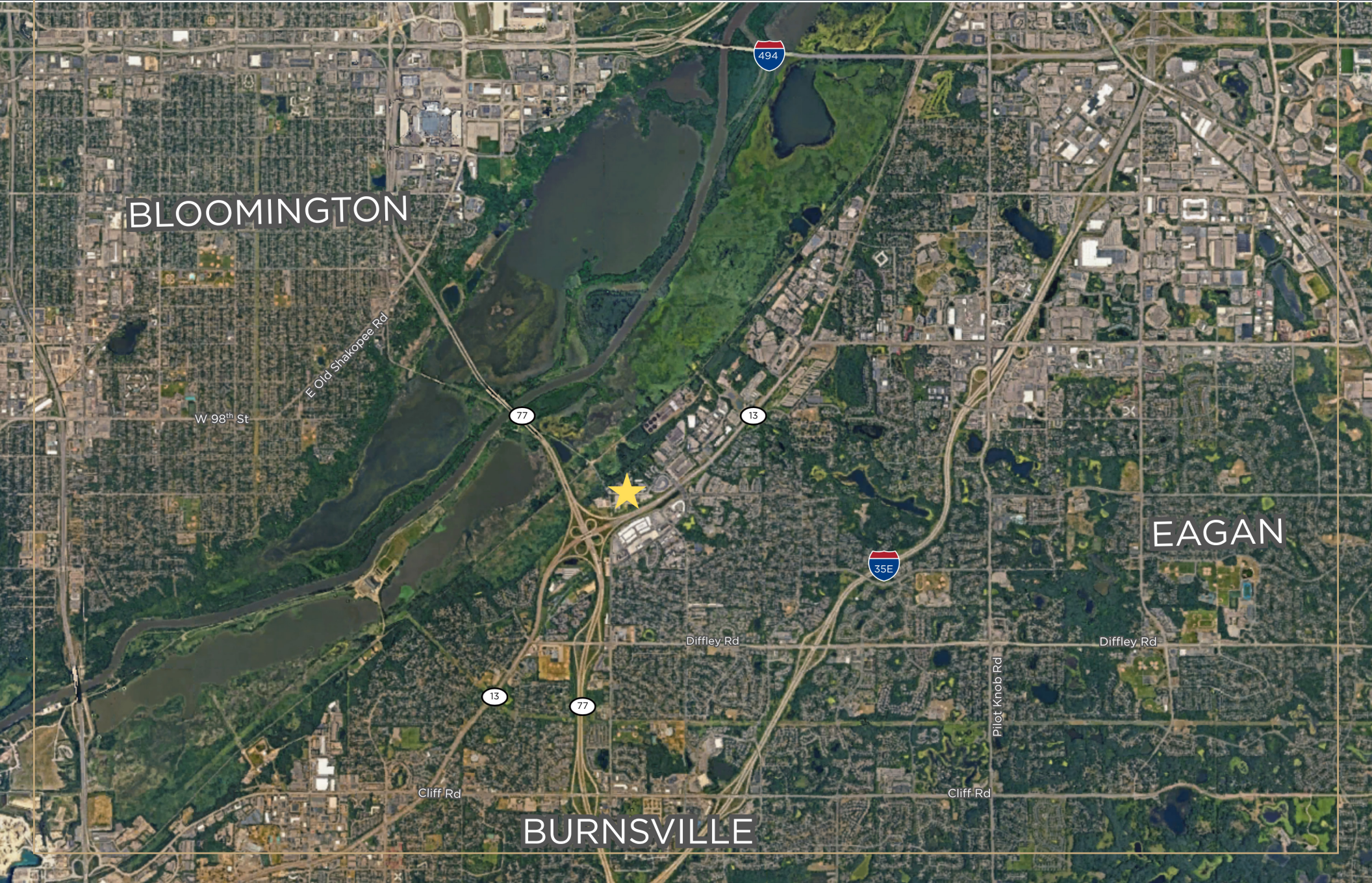
BUILDING DETAILS

- 35,000 SF Building
- Owner/User Opportunity
- Sale Price: Negotiable
- 5.73 Acres
- Built in 1988
- Clear Height: 13'
- Gym Height: 13'
- 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

SUBWAY

Domino's

Marathon

McDonald's

Family Smiles

TWIN CITIES
PREMIUM OUTLETS
A SHOPPING CENTER

HOME2
SUITES BY HILTON

Fairfield
Inn
Marriott

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



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