

Duckwood Square

Eagan | MN | 55121

For Lease



UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
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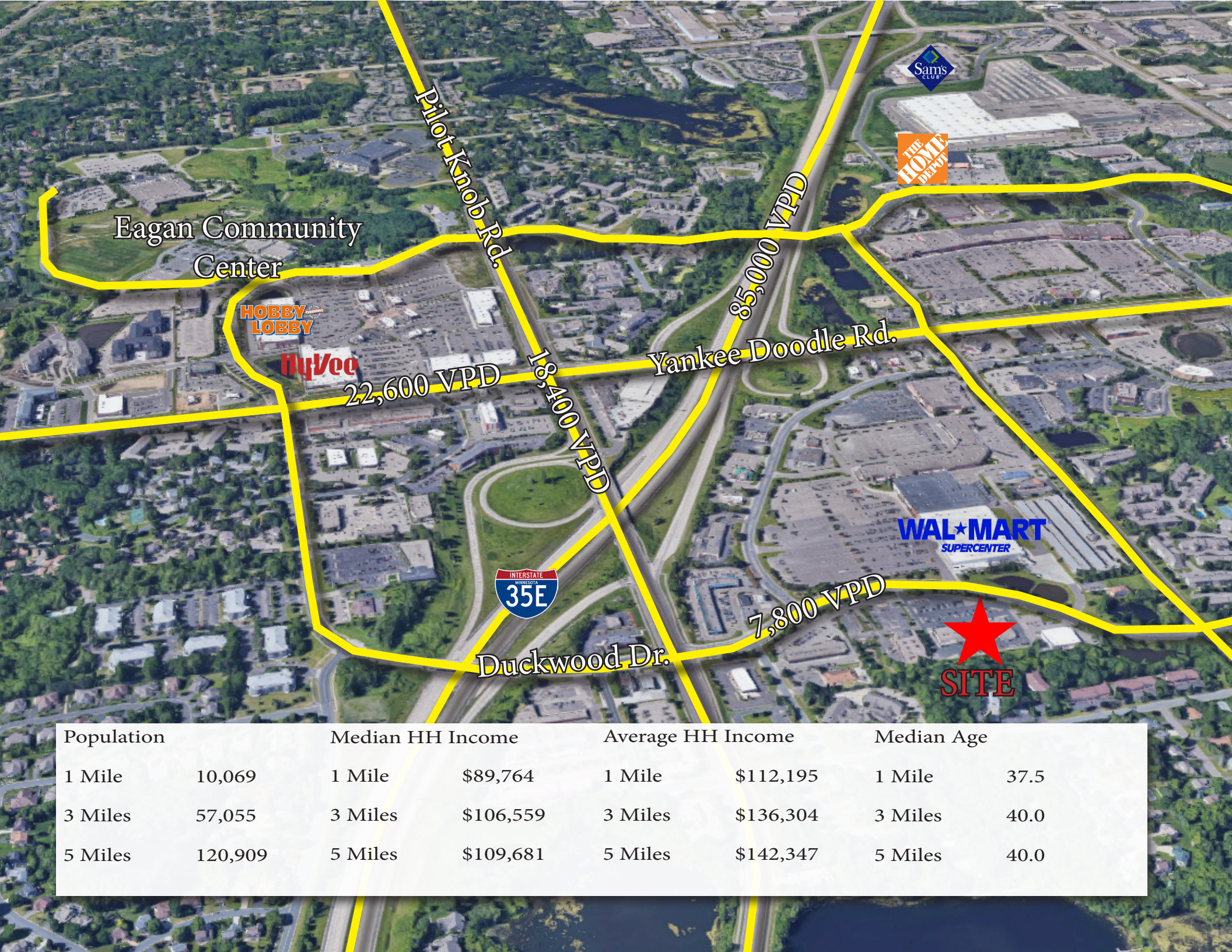
THE OPPORTUNITY

Address	1340 Duckwood Drive
City, State	Eagan, MN 55121
Space Available	2,100 SF In-Line
Lease Rate	\$20 PSF Net
CAM & Tax 2026 Est.	\$14.55 PSF
Year Built	1990
County	Dakota
Parking/Ratio	300

OUTLOT OPPORTUNITY

BTS w/Patio	3,990 SF
BTS w/Drive Thru	2,440 SF





Population		Median HH Income		Average HH Income		Median Age	
1 Mile	10,069	1 Mile	\$89,764	1 Mile	\$112,195	1 Mile	37.5
3 Miles	57,055	3 Miles	\$106,559	3 Miles	\$136,304	3 Miles	40.0
5 Miles	120,909	5 Miles	\$109,681	5 Miles	\$142,347	5 Miles	40.0

Traffic Counts

Yankee Doodle Rd 23,400 VPD
 Rd
 Duckwood Dr 7,800 VPD
 I-35E 101,000 VPD



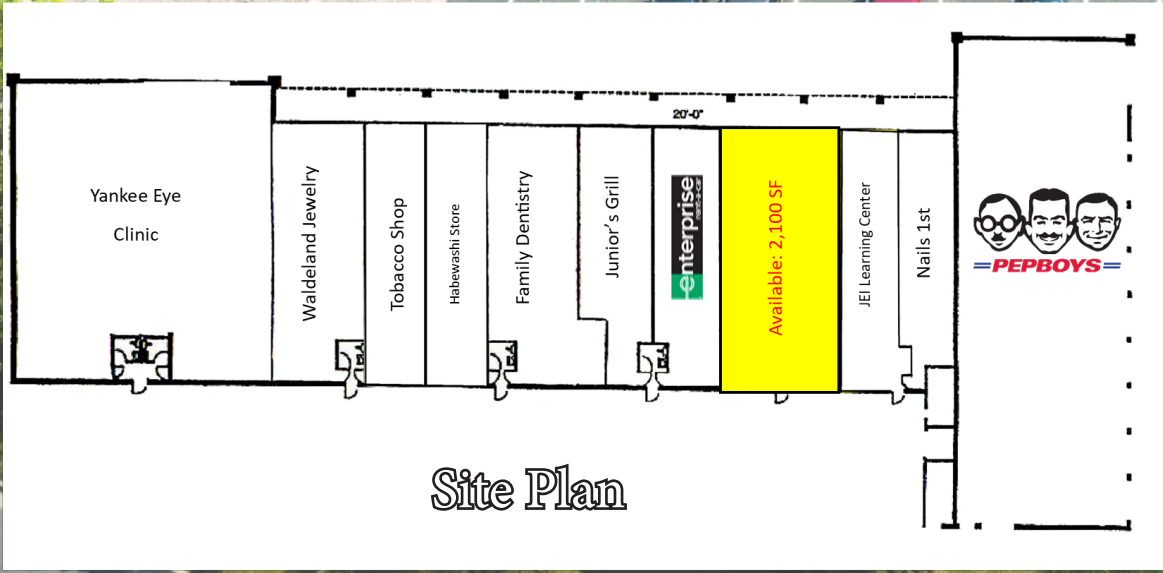
Nearby Tenants:

- » Walmart
- » Caribou Coffee
- » Edible Arrangements
- » Snap Fitness
- » Best Buy
- » Starbucks
- » Perkins
- » McDonald's
- » Qdoba
- » Potbelly
- » Home Depot
- » Sam's Club
- » Chipotle



- Interior Highlights:
- Partial build-out in multiple available spaces
 - Bathroom in 2,100 SF suite
 - Front door parking for customers

2,100 SF



Site Plan



Signage

Public Storage Across Duckwood Dr.



Located in Dense Eagan Trade Area

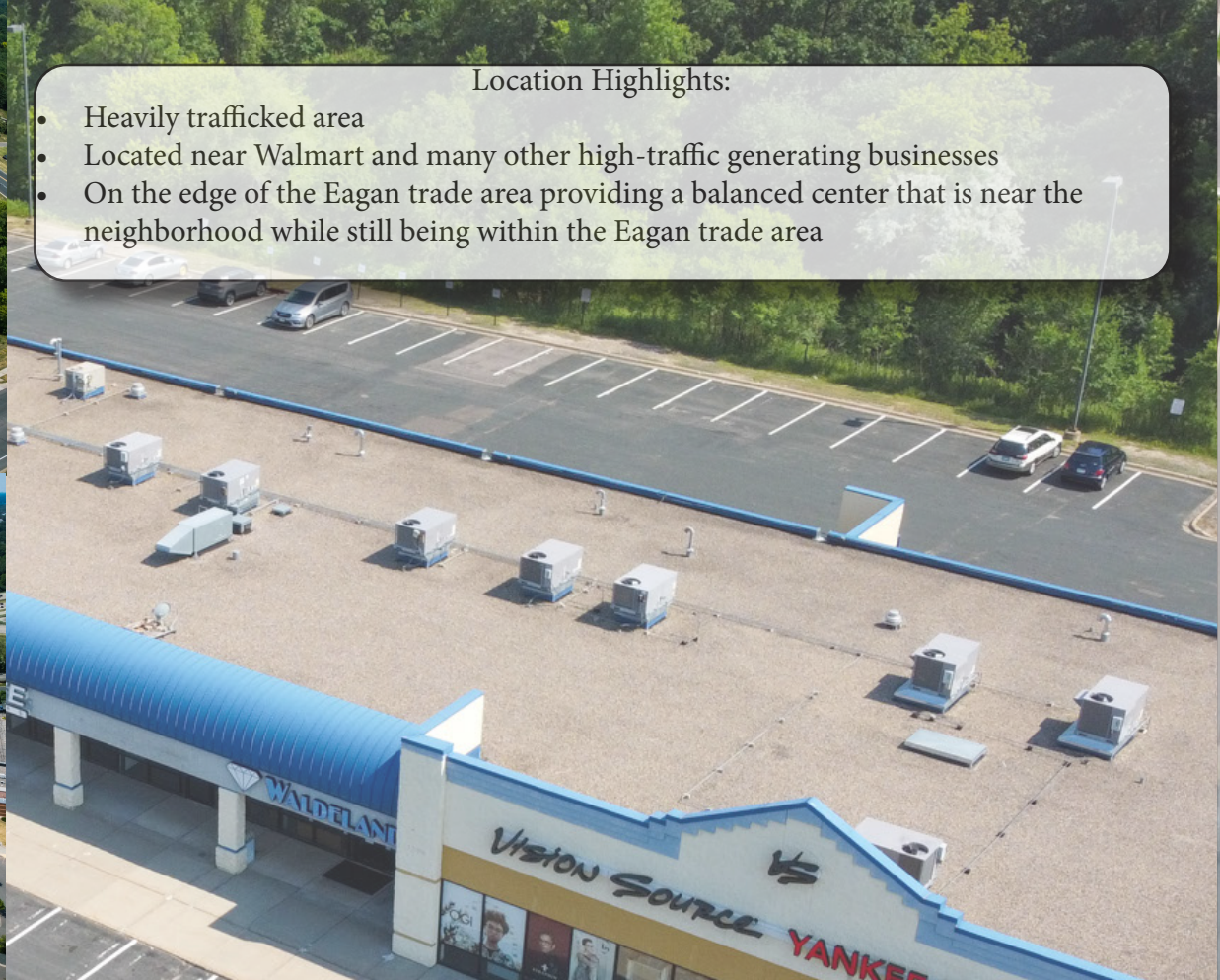


Walmart & Kohl's Across Duckwood Dr.



Location Highlights:

- Heavily trafficked area
- Located near Walmart and many other high-traffic generating businesses
- On the edge of the Eagan trade area providing a balanced center that is near the neighborhood while still being within the Eagan trade area



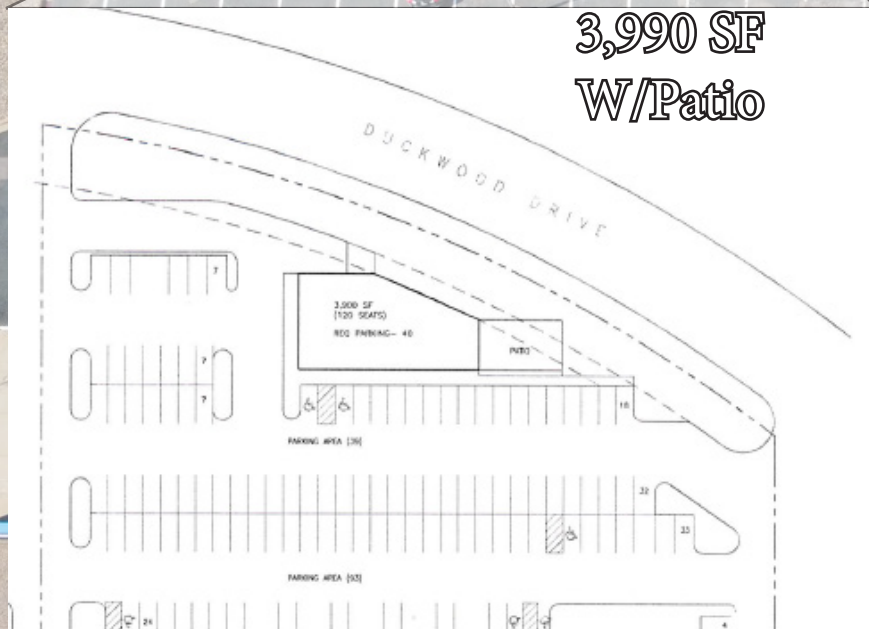
Easy Access to I-35E from Pilot Knob Rd.



Outlot Opportunity

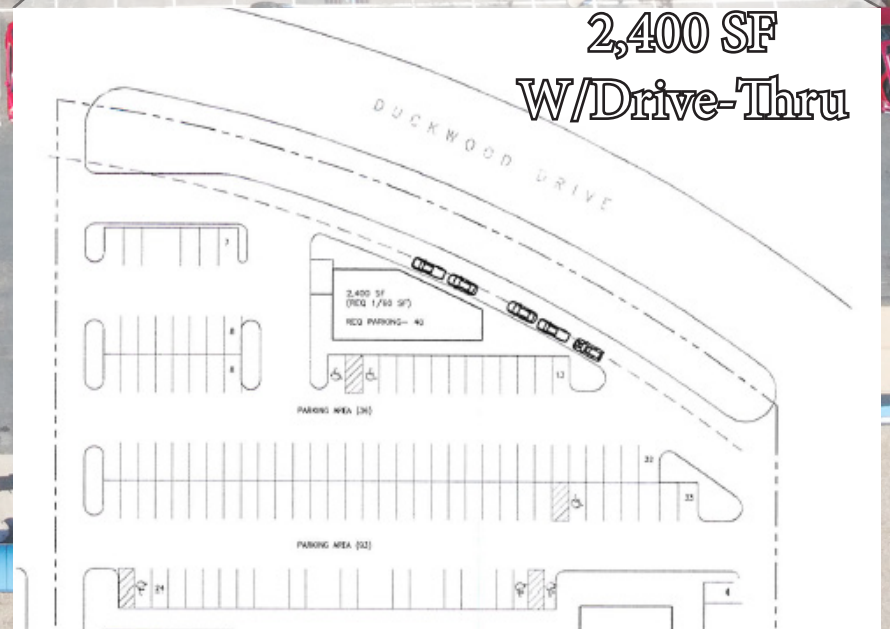
Option 1

3,990 SF
W/Patio



Option 2

2,400 SF
W/Drive-Thru





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