

Duckwood Square

Eagan | MN

For Lease



UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612.436.1122
chad@upland.com

UPLAND

REAL ESTATE GROUP, INC.

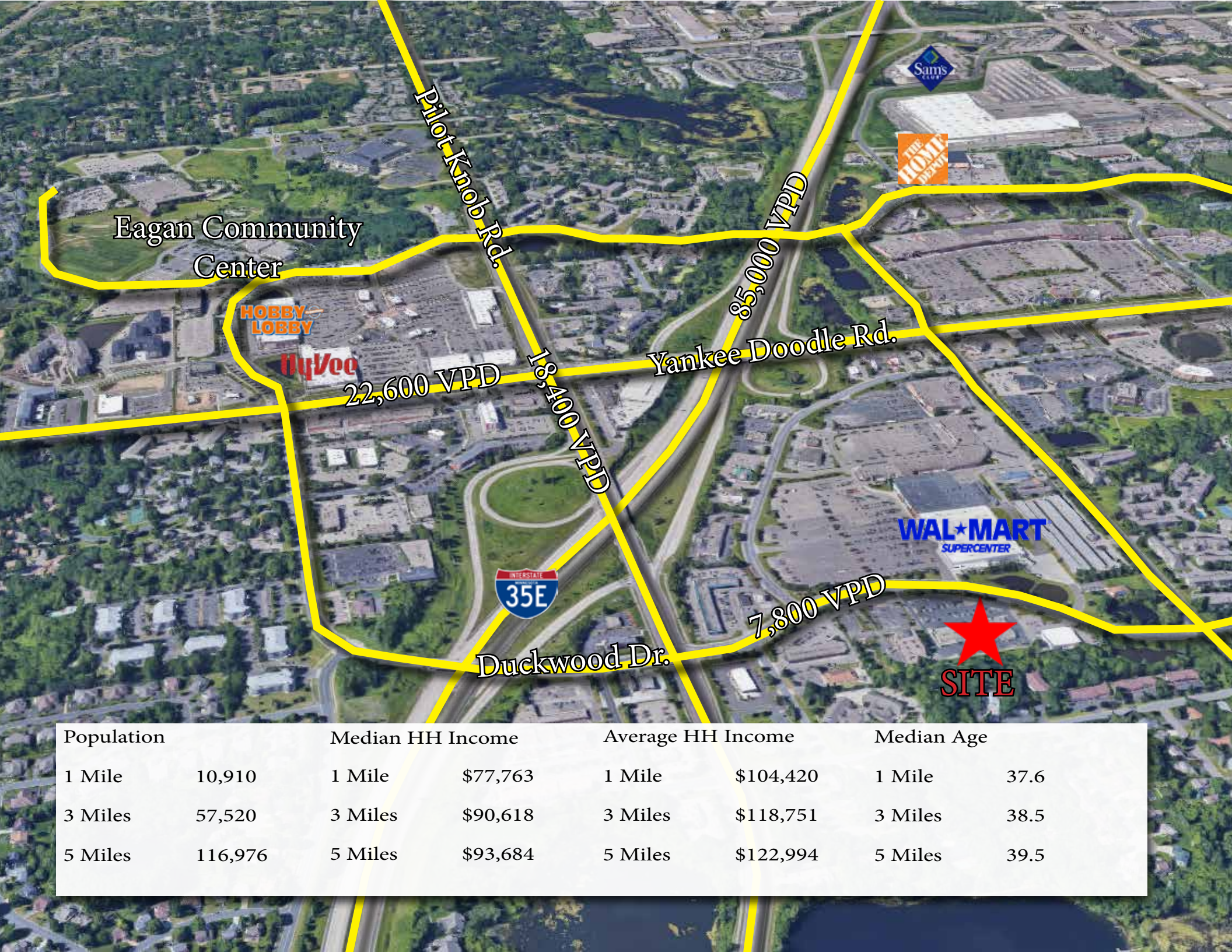
THE OPPORTUNITY

Address	1340 Duckwood Drive
City, State	Eagan, MN
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	10,910	1 Mile	\$77,763	1 Mile	\$104,420	1 Mile	37.6
3 Miles	57,520	3 Miles	\$90,618	3 Miles	\$118,751	3 Miles	38.5
5 Miles	116,976	5 Miles	\$93,684	5 Miles	\$122,994	5 Miles	39.5

Traffic Counts

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



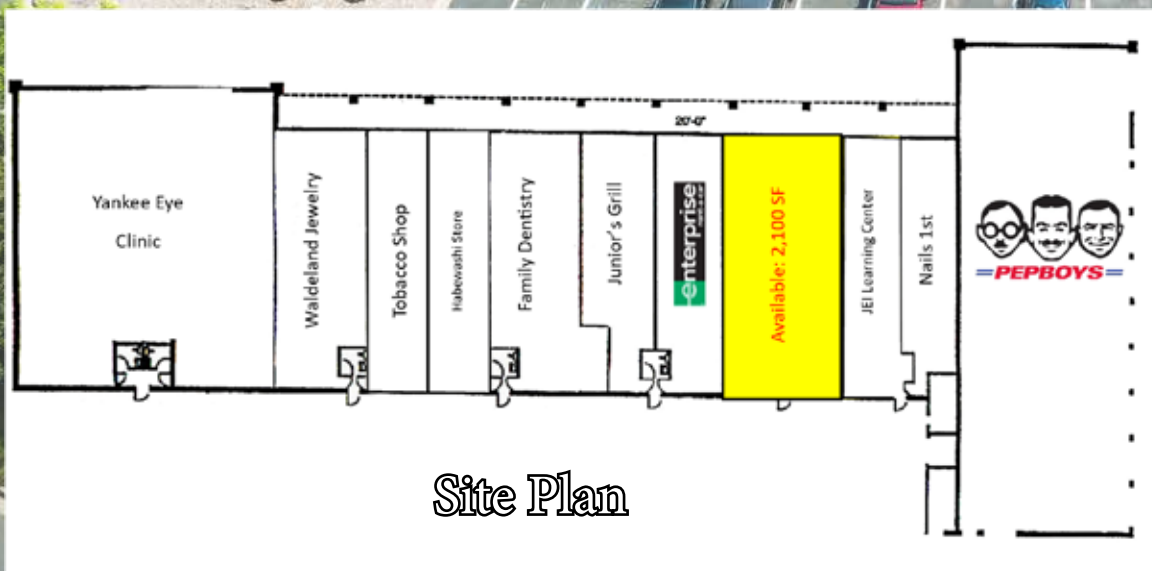
Nearby Tenants:

- » 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



Signage



Public Storage Across Duckwood Dr.



Located in Dense Eagan Trade Area

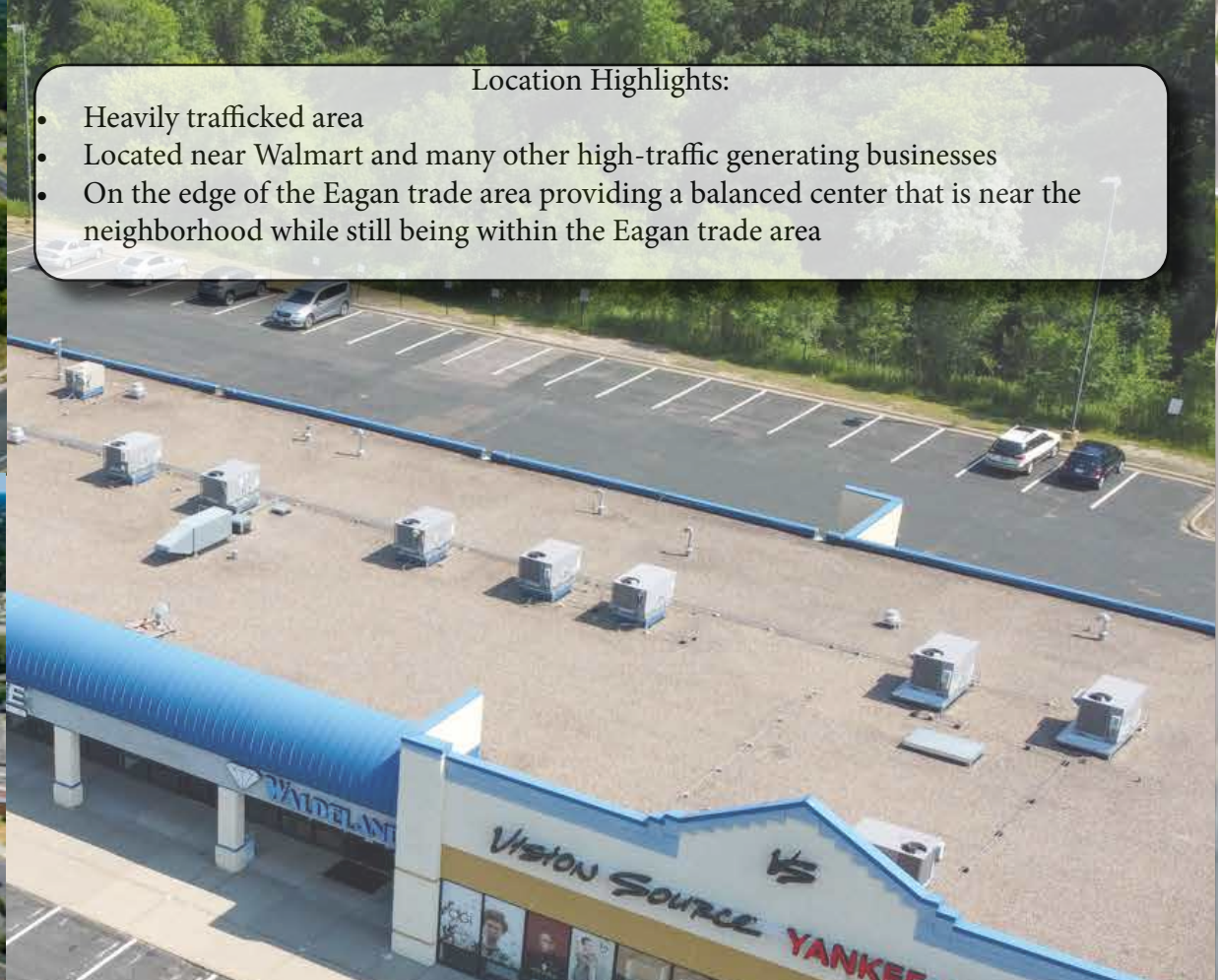


Walmart & Kohl's Across Duckwood Dr.



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

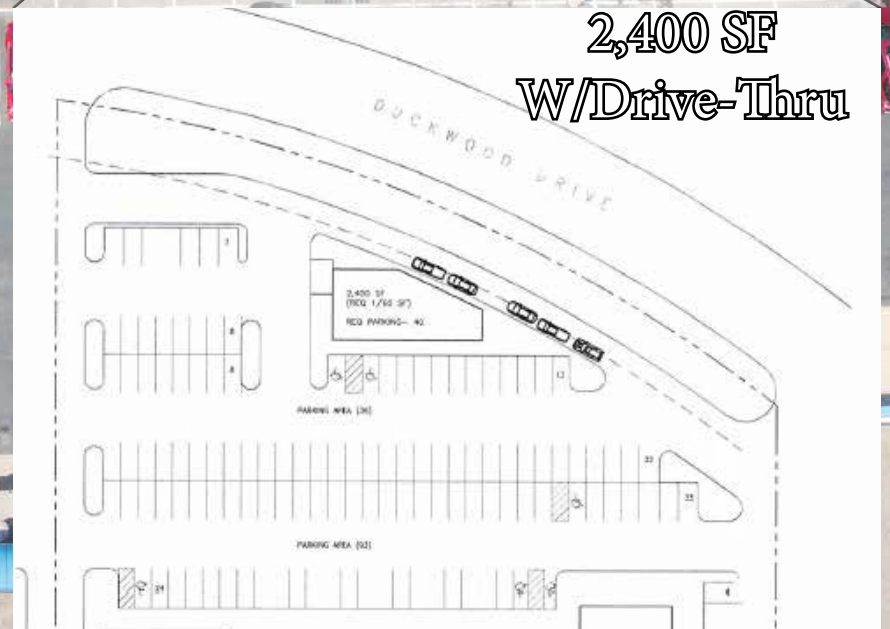
Option 1

3,990 SF
W/Patio



Option 2

2,400 SF
W/Drive-Thru





UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612-436-1122
chad@upland.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT OR BUYER MUST VERIFY ANY INACCURACIES