

# Duckwood Square

Eagan | MN

For Lease



**UPLAND**  
REAL ESTATE GROUP, INC.

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## 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	\$77,763	\$104,420	37.6
3 Miles	\$90,618	\$118,751	38.5
5 Miles	\$93,684	\$122,994	39.5

## Traffic Counts

Yankee Doodle 23,400 VPD

Rd

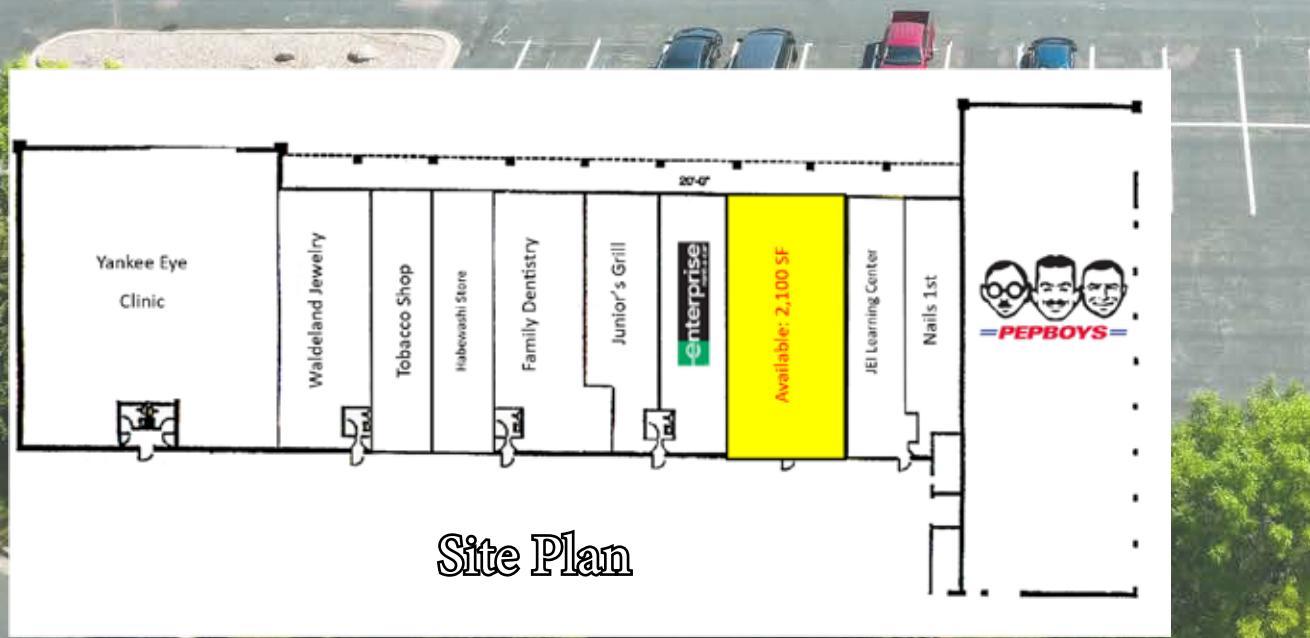
Duckwood Dr 7,800 VPD

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



## Public Storage Across Duckwood Dr.



Located in Dense Eagan Trade Area

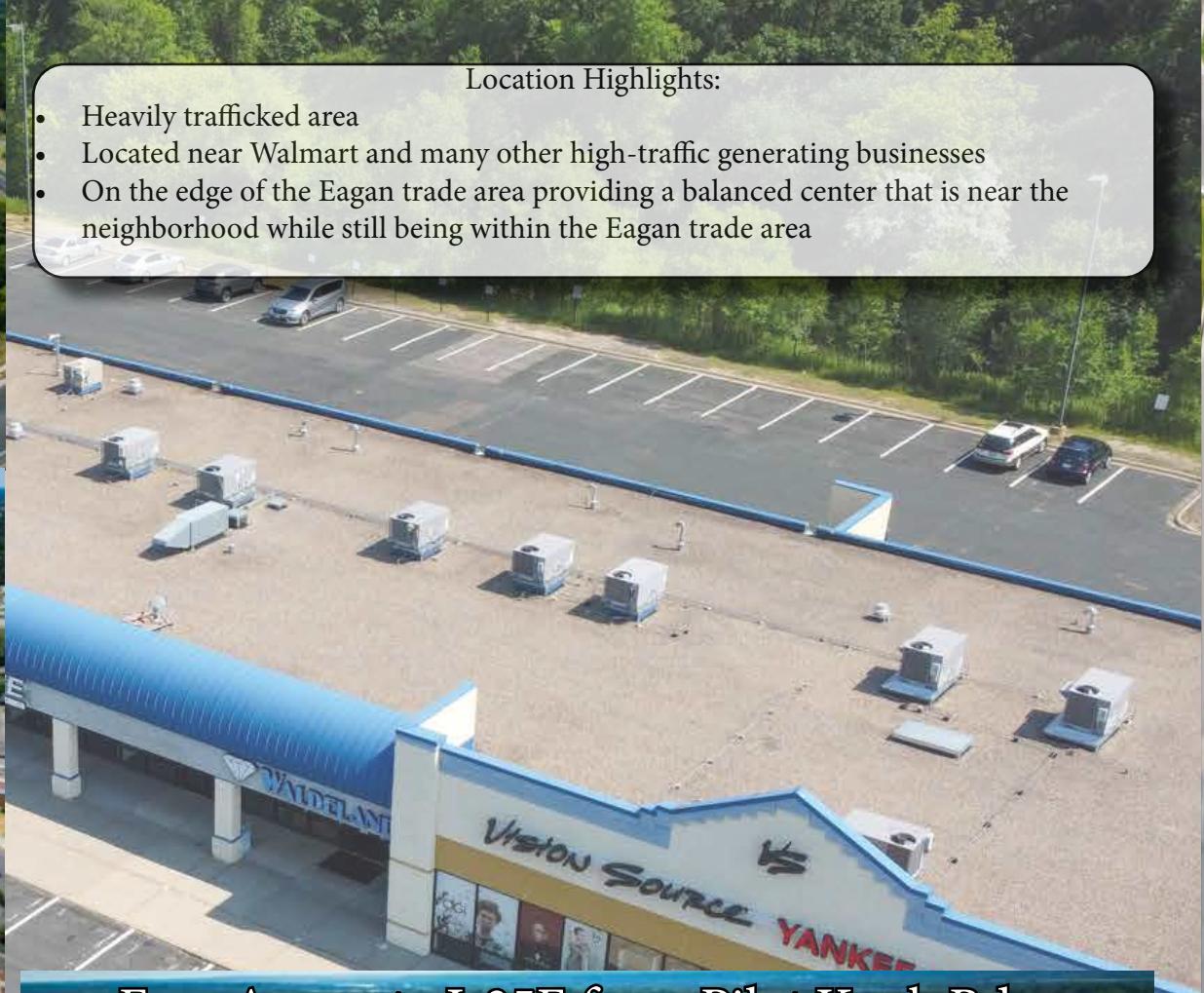


Walmart & Kohl's Across Duckwood Dr.



### 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

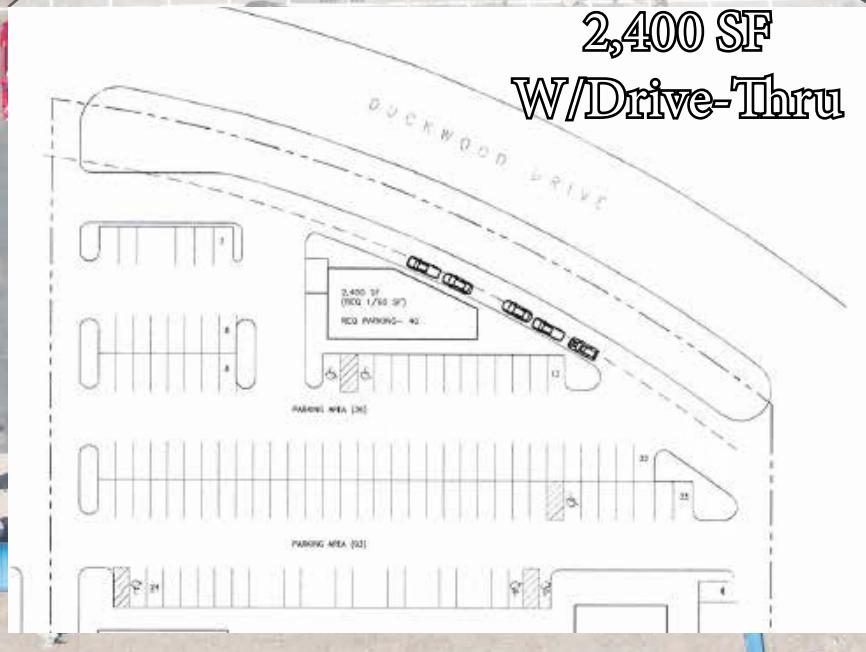
Option 1

3,990 SF  
W/Patio



Option 2

2,400 SF  
W/Drive-Thru





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