

For Lease > Retail and Medical/Office



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# FLATS AT CEDAR GROVE

3825 Cedar Grove Parkway | Eagan, MN



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# FLATS AT CEDAR GROVE

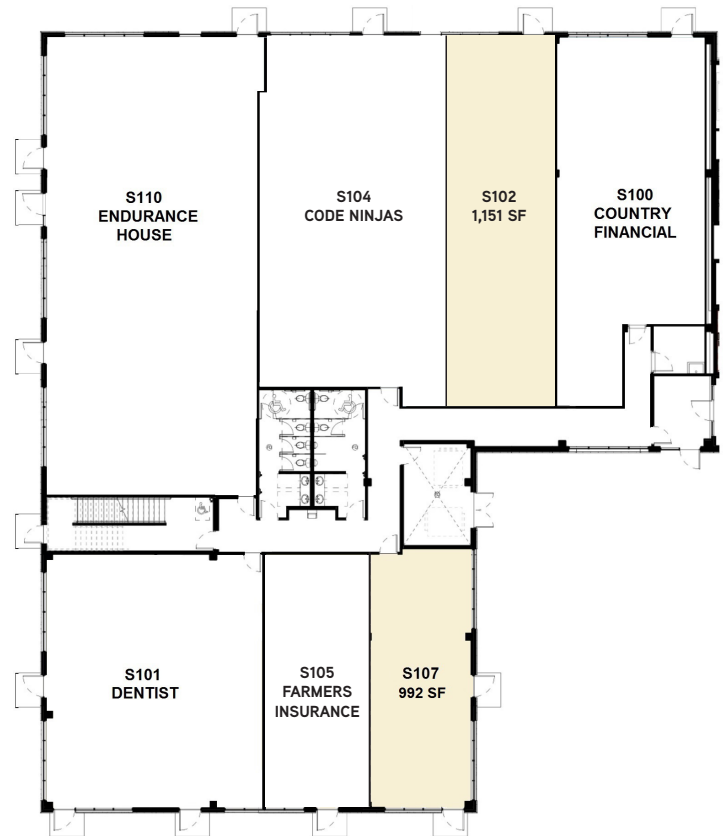
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## RETAIL/MEDICAL/OFFICE > FOR LEASE

- > New mixed use project in Eagan
- > 192 units in apartment complex
- > Strong visibility and signage along Hwy 13
- > Adjacent to Twin Cities Premium Outlets mall
- > Easy access off Hwy 13
- > Ample parking
- > Proposed new monument signage on Hwy 13

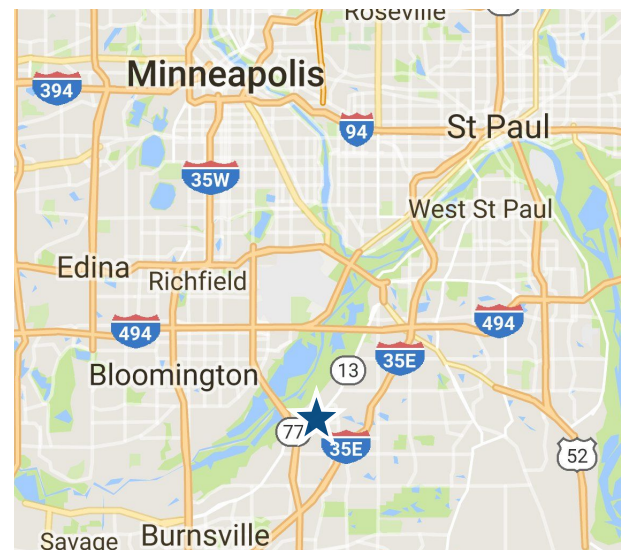
### AVAILABLE FOR LEASE

<b>S102</b>	1,151 SF
<b>S107</b>	992 SF



### BUILDING INFORMATION

<b>GLA</b>	13,273 SF
<b>Space Available</b>	992 - 1,151 SF
<b>Lease Rate</b>	Negotiable
<b>CAM/Tax</b>	\$7.80 PSF
<b>Year Built</b>	2015
<b>Lot Size</b>	4.81







## EAGAN STATS

### POPULATION



10,035 ①  
48,731 ③  
113,276 ⑤

### DAYTIME EMPLOYMENT



9,095 ①  
66,005 ③  
117,247 ⑤

### MEDIAN HH INCOME



\$57,552 ①  
\$76,705 ③  
\$73,845 ⑤

### TRAFFIC COUNTS



I-35E:  
100,000 vpd  
Yankee Doodle Rd:  
23,900 vpd

*Demographics: ESRI 2015 EST / Traffic: MnDOT-2015 Study Averages per day total cars*

### NOTABLE TENANTS



### EMPLOYERS

Thompson Reuters (7,700) | USPS Distribution (2,000)  
Blue Cross Blue Shield of MN (3,250) | Ecolab (1,500)

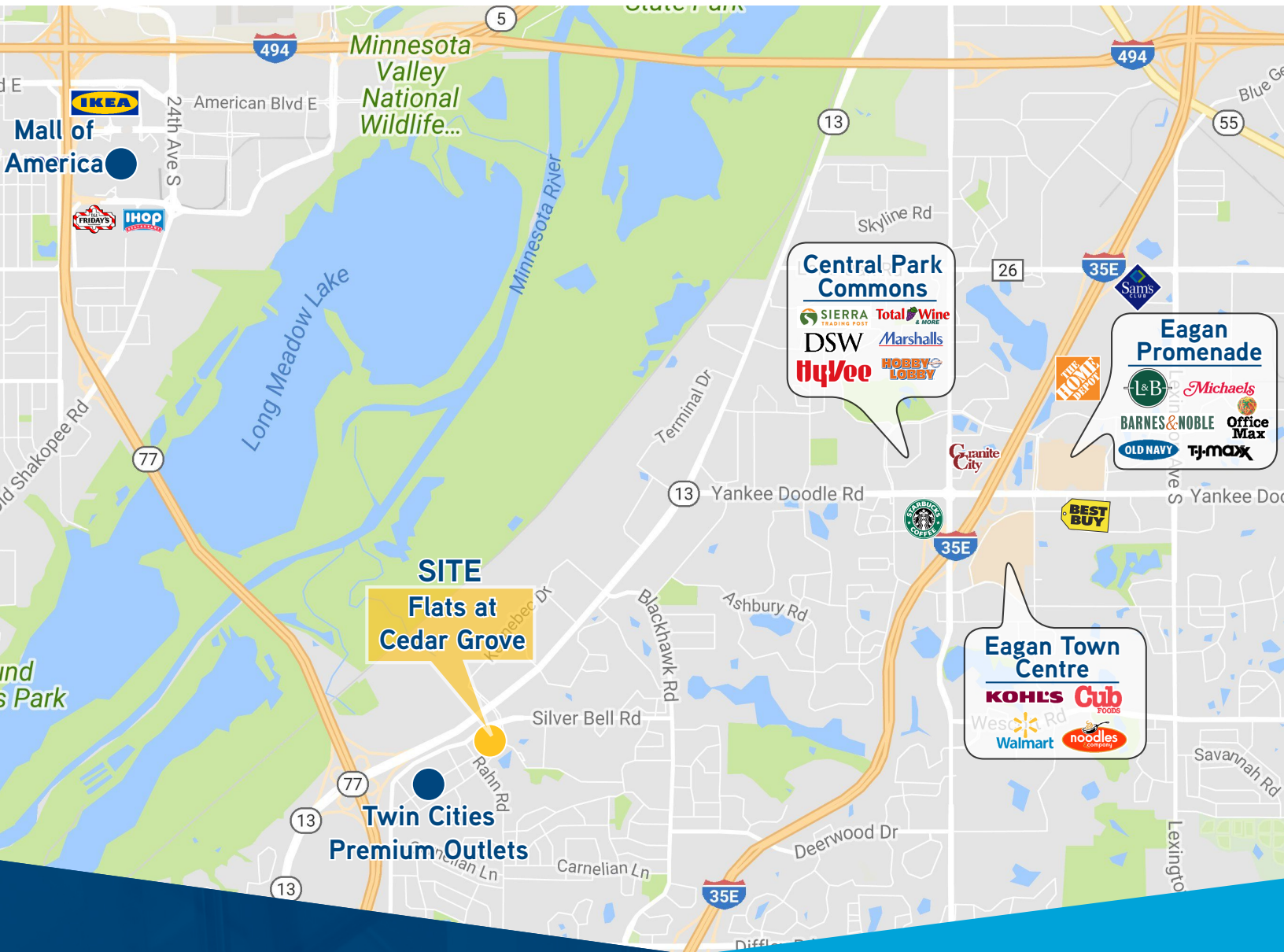
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