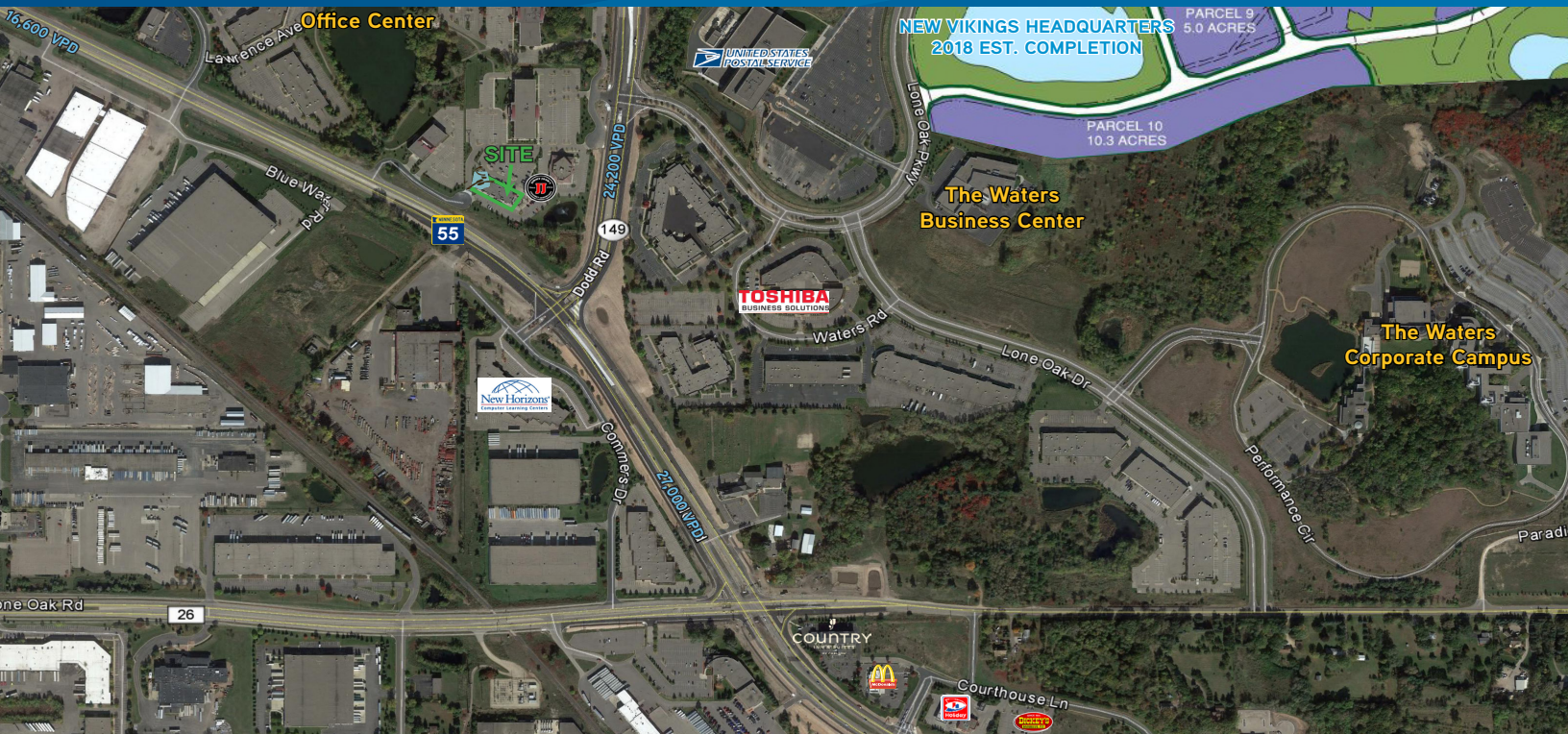


**FOR LEASE** > RETAIL

# Restaurant Opportunity - Grand Oak

2864 MN HWY 55 #200 | EAGAN, MN 55121



## Contact Us

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Owned by and affiliate of:



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## Site Information

- **Location** NEC Hwy 55 & Dodd Rd | Eagan, MN
- **Description** Neighborhood Center
- **Year Built** 2006
- **Parking** 5 stalls per 1,000 SF

### AVAILABLE FOR LEASE:

Grand Oak I, Suite 100: 2,046 SF

Grand Oak II, Suite 200: 7,720 SF (Divisible to 2,576 SF)

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	1,157	34,071	142,060
Median HH Income	\$84,759	\$76,865	\$67,591
Average HH Income	\$111,038	\$106,082	\$91,267

	1 Mile	3 Miles	5 Miles
Daytime Population:	7,042	83,347	179,931
	5 Minutes	10 Minutes	15 Minutes
Daytime Population:	42,067	229,724	735,793

*\* Source: ESRI, 2015 Estimates*

### TRAFFIC COUNTS:

- Dodd Rd: 24,200 vpd
- Hwy 55: 27,000 vpd

*\* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars*

### 2016 EST. CAM & REAL ESTATE TAX:

\$7.11 per square foot CAM

\$4.68 per square foot Tax

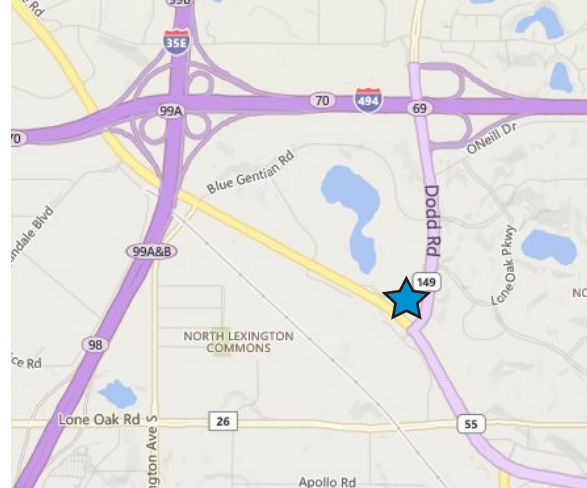
\$11.79 total per square foot

### AREA TENANTS:

- Jimmy John's
- McDonald's
- Dickey's BBQ
- Caribou
- Stark's Saloon
- Subway
- Country Inn & Suites

### COMMENTS:

Perfectly positioned on the prominent corner of Highway 55 and Dodd Road, this former restaurant boasts a sought after corner with exposure to over 50,000 travelers per day. One mile to the east, the MN Vikings have broken ground on their new training facility. With hotel, retail, & residential development planned, Grand Oak Business Park is well-positioned to take advantage of this unique opportunity.



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