

For Lease > Prime Restaurant Opportunity



Accelerating success.

THE PRESERVE AT CEDAR GROVE

SEQ of Cedar Avenue & Highway 13 | Eagan, MN



CONTACT INFO >

Kris Schisel
952 897 7715
kris.schisel@colliers.com

Tony Strauss
952 897 7882
tony.strauss@colliers.com

Developer:



THE PRESERVE AT CEDAR GROVE >

The Preserve at Cedar Grove offers 151 contemporary “live-in” units that will also feature one of the very best full-service dining experiences in the area. Surrounded by over 670 new walkable housing units in an already-vibrant and dense community, this site is more than prepared for a dynamic restaurant option.

Take advantage of a “built in” audience traveling daily to shop in the state’s largest outdoor lifestyle outlet center boasting top retailer attractions such as Saks off Fifth, Nike, GAP, Ralph Lauren, Under Armour and J. Crew.



Space Available: 5,000 - 8,000 sf featuring potential patio, rooftop dining and valet parking

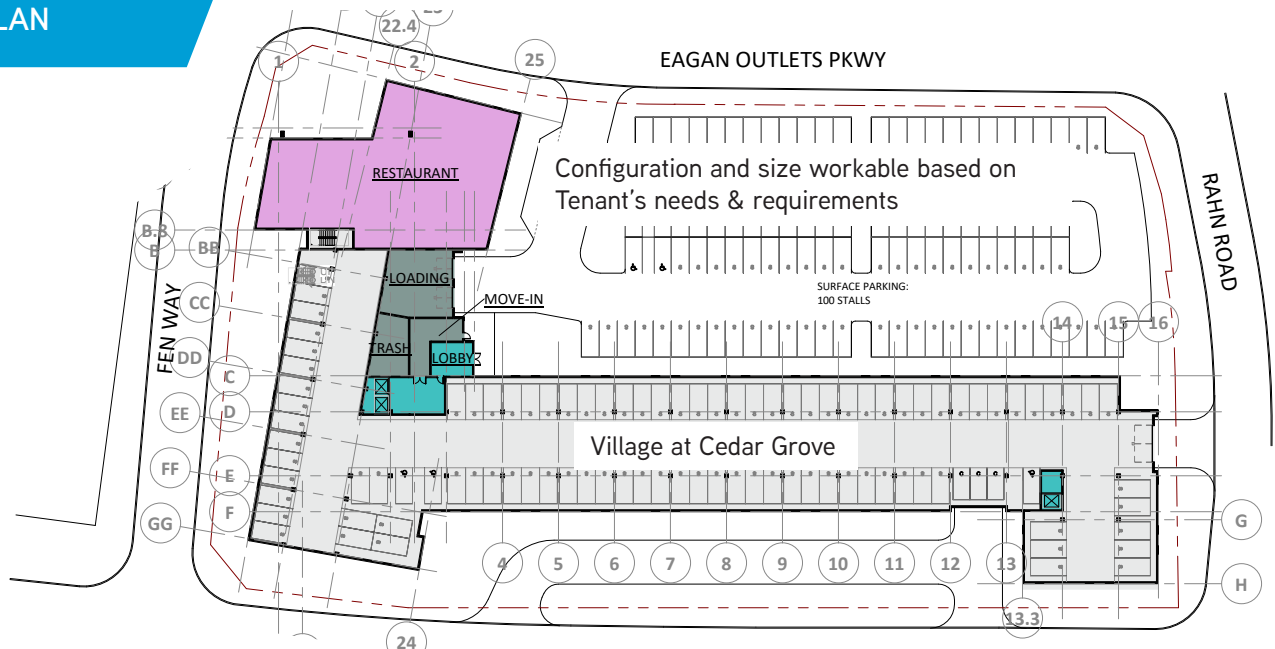
Operating Expenses: \$11.50 psf (2018 est.)

Parking: 25 proposed surface parking stalls
City-owned 2-level parking garage with access to an additional 75 stalls
Overall parking in the ramps has a total of 1,400 spaces
Transit station within walking distance

Village at Cedar Grove: 151 Units | Market Rate Rentals

Timing: Shell delivery in Summer 2019

SITE PLAN





DEMOGRAPHICS & STATS

POPULATION SUMMARY >



Radius	1 Mile	3 Mile	7 Mile
Population	9,352	61,198	358,037
Employment	4,798	69,541	496,868

MEDIAN HH INCOME SUMMARY >



Radius	1 Mile	3 Mile	7 Mile
Income	\$58,896	\$71,839	\$71,193

TOP EMPLOYERS >



Mall of America	13,000
Thomson Reuters	6,500
Best Buy Corp.	6,000
BlueCross	3,250
HealthPartners	3,200
USPS	2,000

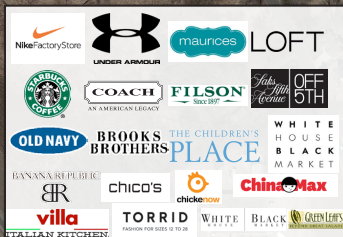
TRAFFIC COUNTS >



Frontage:	4,194 vpd
Highway 13:	30,417 vpd
Cedar Ave:	80,520 vpd

HIGHLIGHTS >

- Located at the prime and heavily-traveled intersection of MN State Hwy 77 and Hwy 13
- Direct exposure and access to over 110,000 travelers per day
- Adjacent to the Twin Cities Premium Outlot Center with exposure to over 4 million shoppers and visitors per year
- 2,300 housing units within 1/2 mile
- 219 limited-service hotel rooms within a block
- Less than 6 minutes from the Mall of America and 13 minutes to the MSP International Airport
- Eagan is home to the brand new Vikings' headquarters
- In 2017, new construction in Eagan was valued over \$428M, surpassing all other suburban locations in the Twin Cities



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SITE AERIAL



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Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400
Minnetonka, MN 55343

colliers.com/msp

CONTACT US >

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