

For Lease > Prime Restaurant Opportunity



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VILLAGE AT CEDAR GROVE

SEQ of Cedar Avenue & Highway 13 | Eagan, MN



LIVE • SHOP • EAT

CONTACT INFO >

Kris Schisel

952 897 7715

kris.schisel@colliers.com

Developer:



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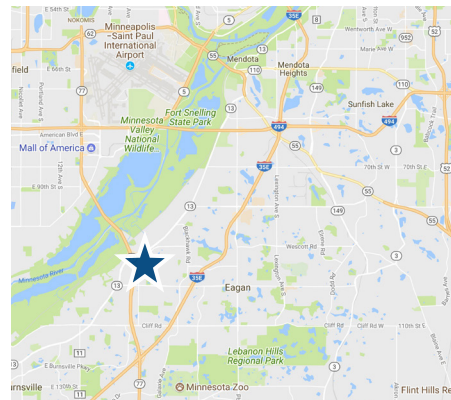
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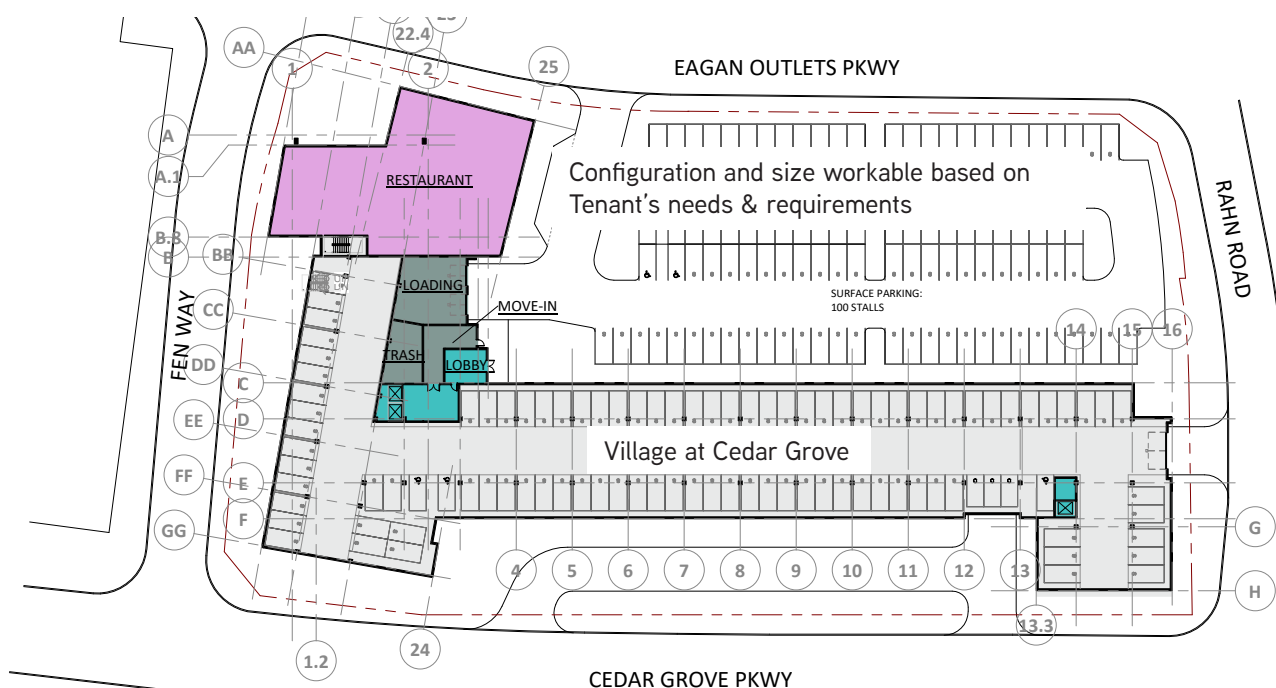
The Village at Cedar Grove offers 150 contemporary “live-in” units that will also feature one of the very best full-service dining experiences in the area. Surrounded by over 550 new walkable housing units in an already-vibrant and dense community, this site is more than prepared for a dynamic restaurant 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.



BUILDING INFORMATION

Village at Cedar Grove	150 units, market rate rentals
Space Available	7,500-8,000 square feet, featuring potential for outdoor patio, rooftop dining, and valet parking
Timing	Late summer/early fall 2018
Operating Expenses (2017)	\$11.17 per square foot
Parking	25 proposed surface parking stalls, as well as access to a 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.





EAGAN STATS

POPULATION SUMMARY >



Population	67,264
Total Daytime Population	85,626
> Workers	57,265
> Residents	28,361

INCOME SUMMARY >



Median HH Income	\$86,178
Average HH Income	\$112,981

TOP EMPLOYERS >



Mall of America (13,000)
Thomson Reuters (6,500)
Best Buy Corporate (6,000)
BlueCross (3,250)
HealthPartners (3,200)
USPS (2,000)

TRAFFIC COUNTS >



Highway 13:	30,000 vpd
Cedar Ave:	79,000 vpd

HIGHLIGHTS >

- Located at the prime and heavily-traveled intersection of Minnesota State Highway 77 and Highway 13
- Direct exposure and access to over 110,000 travelers per day
- Adjacent to the Twin Cities Premium Outlet Center with immediate access and 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 six minutes from the Mall of America and thirteen minutes to the Minneapolis-St. Paul International Airport

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Colliers International | Minneapolis-St. Paul
4350 Baker Rd, Suite 400, Minnetonka, MN 55343
952 897 7700 | colliers.com/msp

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