

## RETAIL FOR LEASE

# DIFFLEY SQUARE

4130 Blackhawk Rd, Eagan, MN 55122



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,104 SF
<b>LEASE RATE:</b>	\$14.00 SF/yr (Net)
<b>TAX/CAM (2022):</b>	\$9.91/SF
<b>LOT SIZE:</b>	4.93 Acres
<b>RENOVATED:</b>	2014
<b>YEAR BUILT:</b>	1986
<b>ZONING:</b>	NB - Neighborhood Business District

### PROPERTY OVERVIEW

Excellent opportunity for a retailer, restaurant, or retail/office service users looking to lease space in Eagan. The property is conveniently located on the northwest corner of 35E and Diffley Road with access along both Diffley Road and Blackhawk Road. Good mix of co-tenants such as India Bazaar, T&M Liquors, and Tierra Encantada.

Over 18,300 vehicles travel Diffley Road daily. Diffley Square is surrounded by a dense residential area with an average Household Income (within 3-mile radius) over \$90,500.

### PROPERTY HIGHLIGHTS

- Great Neighborhood Center Close to 35E at Diffley Road
- Building and Monument Signage
- Access from both Diffley Road and Blackhawk Road
- Renovated in 2014
- Local ownership & management
- CAM/R.E. Taxes: \$9.91 psf (2022)

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# SALIENT INFORMATION

4130 Blackhawk Rd, Eagan, MN 55122



## BUILDING INFORMATION

<b>ADDRESS:</b>	4130 Blackhawk Rd, Eagan, MN 5512
<b>BUILDING SIZE:</b>	30,396 Square Feet
<b>FLOORS:</b>	One
<b>ZONING:</b>	NB - Neighborhood Business District
<b>YEAR BUILT:</b>	1986, Renovated in 2014
<b>AVAILABLE SPACE:</b>	<b>Suite 134: 1,104 SF - current dog grooming salon build out</b>
<b>LEASE RATE:</b>	\$14.00/SF per year (Net Base)
<b>CAM &amp; R.E. TAX RATE:</b>	\$9.91/SF per year total (2022) CAM - \$6.12/SF   R.E. Taxes - \$3.79/SF

## BUILDING FEATURES

<b>CROSS STREETS:</b>	Blackhawk Rd & Diffley Rd - One block west of I-35E
<b>NEARBY FREEWAYS:</b>	I-35E & Hwy 77
<b>SIGNAGE:</b>	Building signage for all tenants, monument signage available
<b>CURRENT SHARED TENANTS:</b>	Diffley Square Liquor, Spanish Immersion Day Care, Hidalgo Market, Crossfit, etc
<b>PARKING LOT:</b>	4.93 spaces per 1,000 SF
<b>ACCESSIBILITY:</b>	Lot accessible from Blackhawk Rd & Diffley Rd
<b>TRAFFIC COUNT:</b>	18,300 vpd on Diffley Rd & 6,900+ vpd on Blackhawk Rd
<b>BUILDING AMENITIES:</b>	Locally owned and managed building with large portfolio Good tenant mix
<b>LOCATION AMENITIES:</b>	One block west of I-35E

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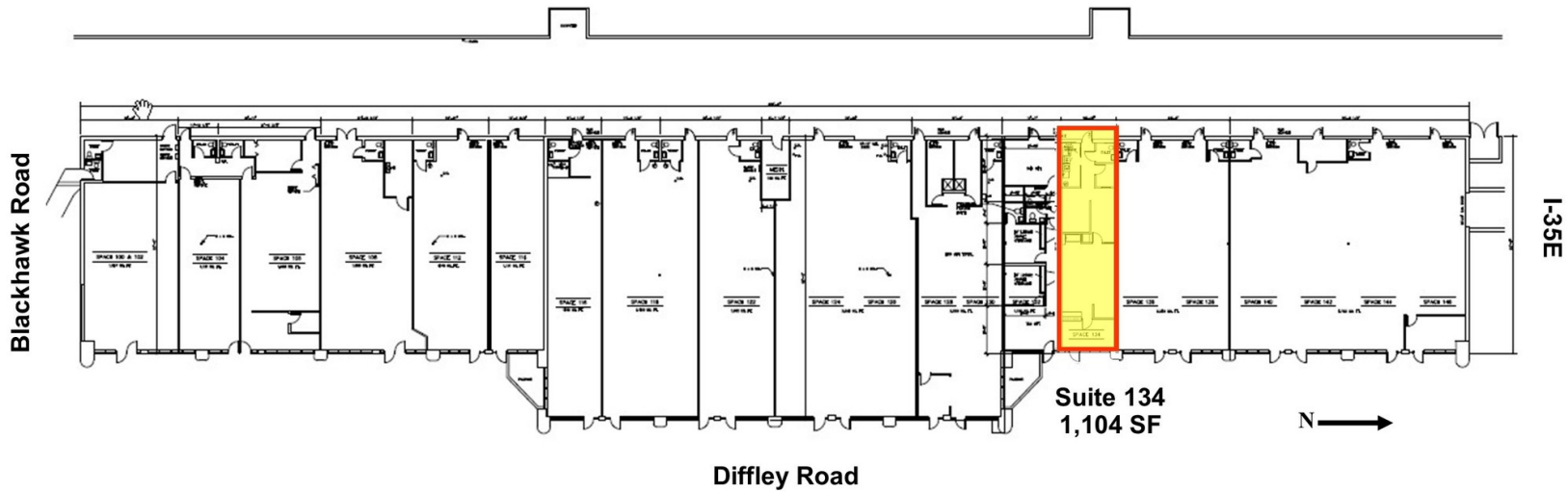
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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 134	1,104 SF	Net	\$14.00 SF/yr	Currently Pet Grooming Build Out

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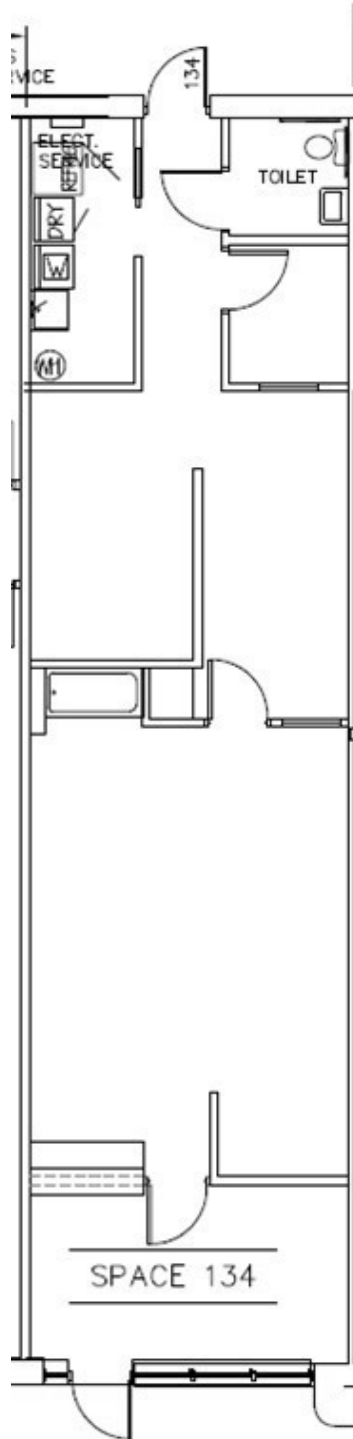
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## RETAIL FOR LEASE

# SUITE 134

SUITE 134: 1,104 Square Feet



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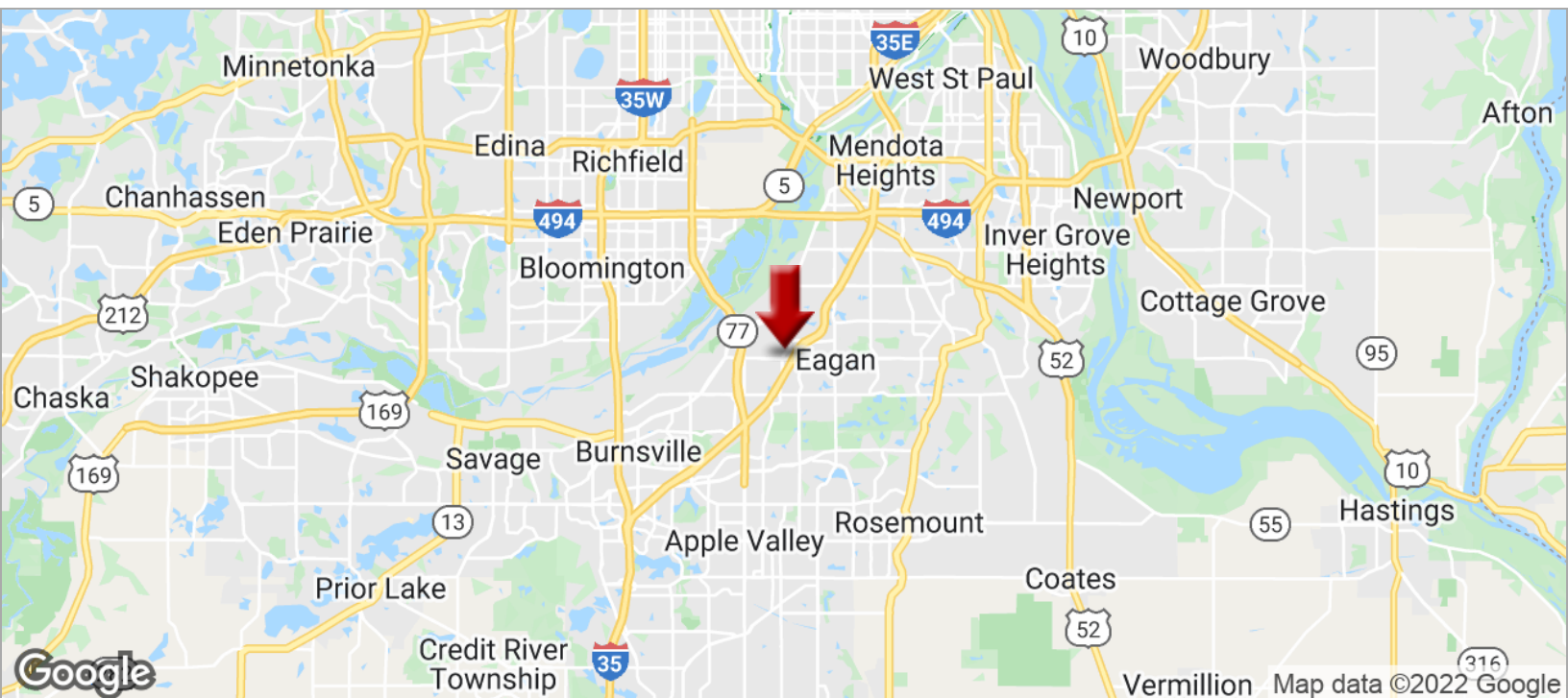
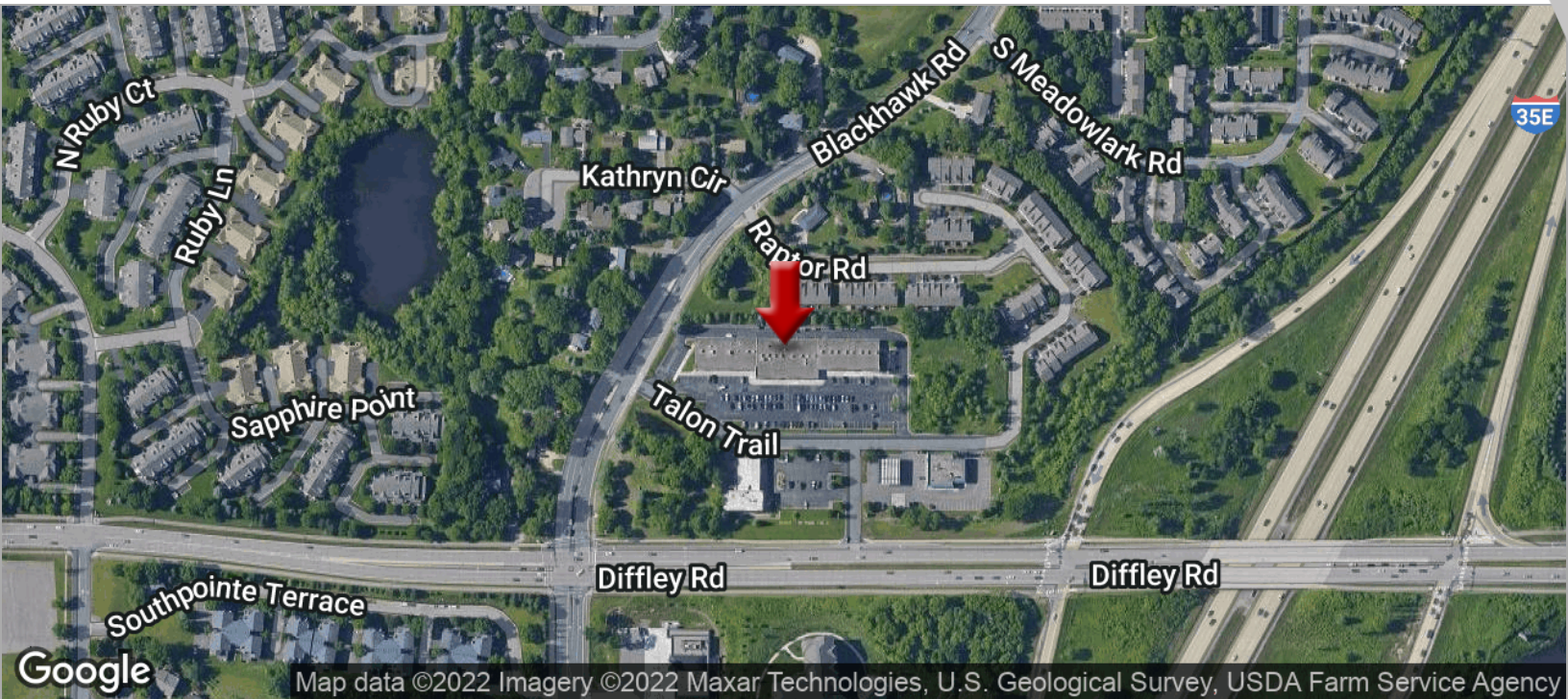
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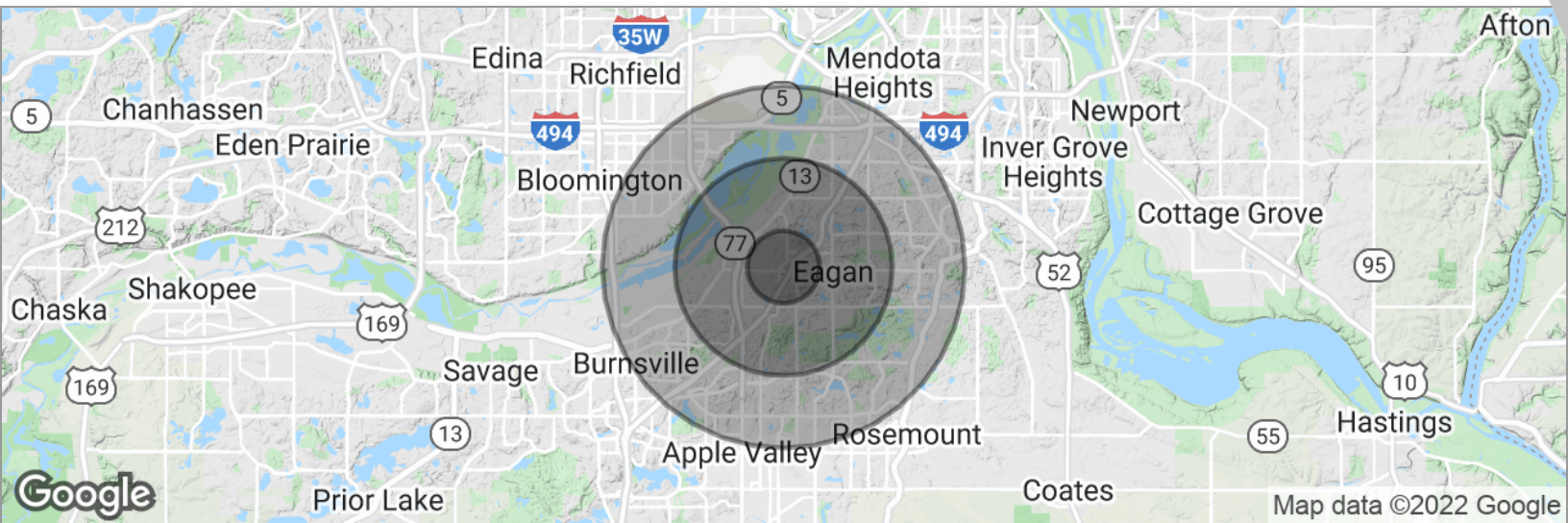
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,173	62,369	145,551
Median age	35.3	36.1	37.3
Median age (male)	34.5	35.0	36.0
Median age (Female)	35.7	36.8	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,859	25,688	58,295
# of persons per HH	2.3	2.4	2.5
Average HH income	\$80,162	\$90,621	\$93,274
Average house value	\$251,171	\$281,327	\$288,011

\* Demographic data derived from 2010 US Census

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