

RETAIL FOR LEASE

DAKOTA CENTER

1095 Diffley Rd, Eagan, MN 55123



OFFERING SUMMARY

AVAILABLE SF:	1,200 - 3,166 SF
LEASE RATE:	\$17.00 PSF/yr (Net)
TAX/CAM 2022:	\$7.15 PSF/yr
BUILDING SIZE:	10,632 SF
SUBMARKET:	Southeast
TRAFFIC COUNT:	13,300 - Diffley 15,800 - Lexington

PROPERTY OVERVIEW

Outstanding neighborhood retail center with a good mix of co-tenants. Prime location on Diffley Road and Lexington Avenue next to McDonald's and across the street from Cub Foods.

The road frontage provides an ideal opportunity for a business looking to capture optimal exposure to passing traffic along this heavily traveled area of Eagan. Dakota Center is surrounded by a dense residential area, multiple schools, parks, and athletic fields.

PROPERTY HIGHLIGHTS

- Potential for 3,166 SF of contiguous space
- 13,300 vehicles per day on Diffley Road
- 15,800 vehicles per day on Lexington Avenue
- Average Household Income w/in 1-mile radius over \$133,000
- Local ownership and management

KW COMMERCIAL
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DIFFLEY ROAD



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	1,966 - 3,166 SF	Net	\$17.00 SF/yr	In-line
Suite C	Available	1,200 - 3,166 SF	Net	\$17.00 SF/yr	In-Line

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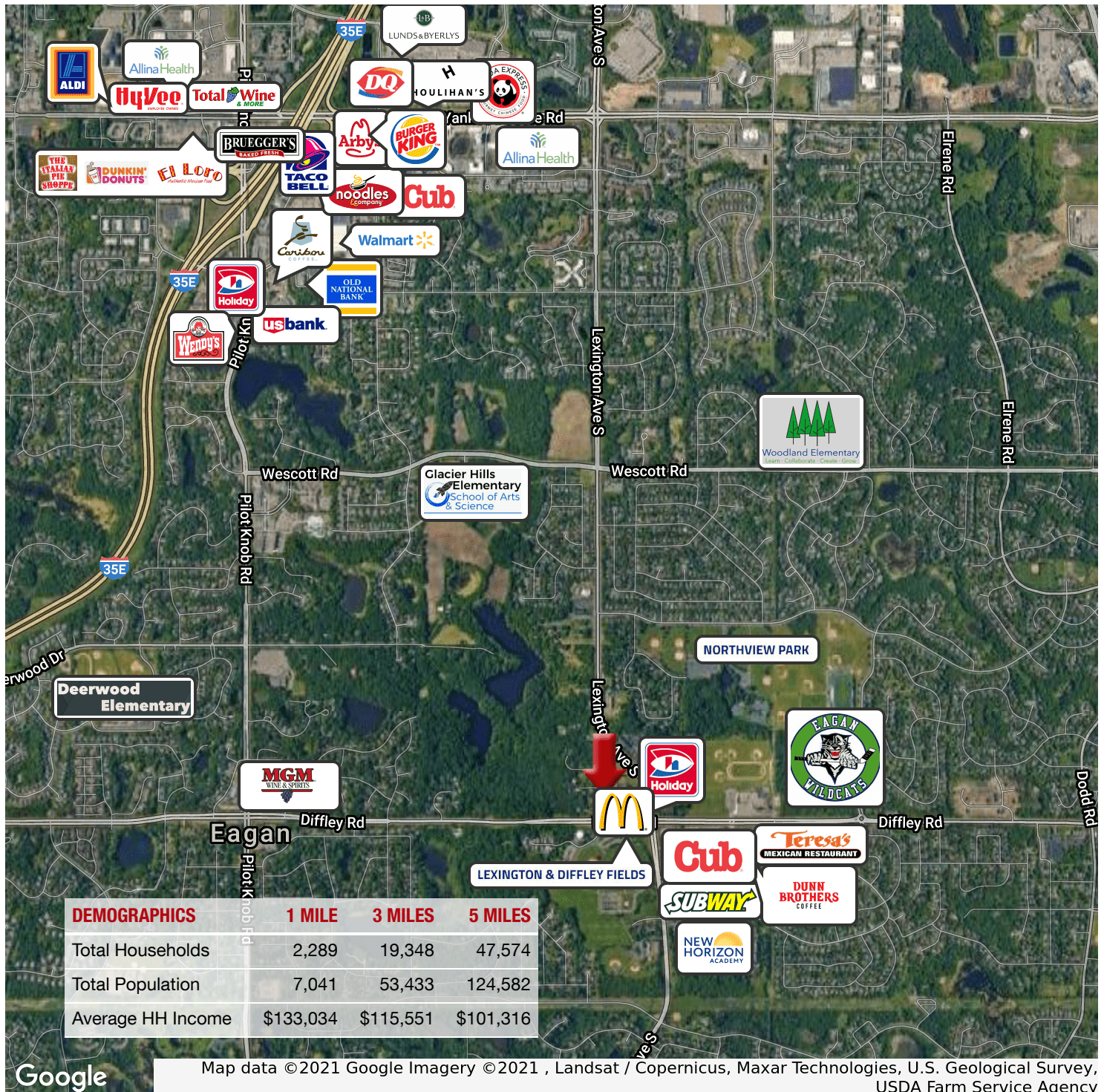
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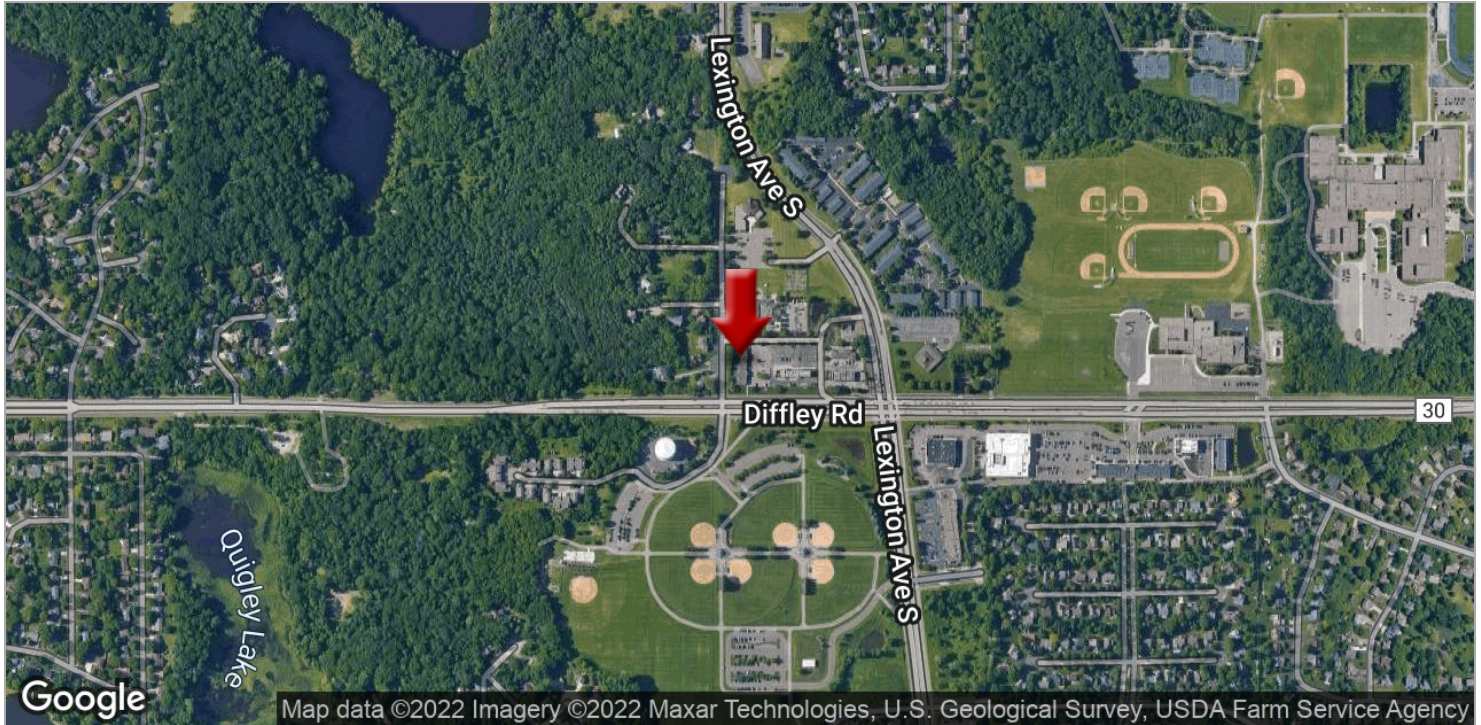
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