

FOR LEASE

CEDAR GROVE BUSINESS CTR

3902-3912 Cedar Grove Pkwy
Eagan, MN 55122

Features:

| | |
|----------------|---|
| Rate | \$18.00 per square foot Net |
| Property Type | Mixed / Retail |
| Floors | 1 |
| Year Built | 1987 |
| County | Dakota |
| Availabilities | Suite 3904 = 977 sq ft (Available immediately) |
| CAM Tax | \$9.38 (est. 2025) \$1.71 (est. 2025) |
| PID | 10-72840-01-011 |
| Zoning | Mixed Use / Retail |
| Parking | Surface parking lot |
| Other | <ul style="list-style-type: none"> ◆ Located on SEQ of Hwy 77 & Hwy 13 ◆ Minutes to MSP Airport and Mall of America ◆ Directly across from the Twin Cities Premium Outlets |



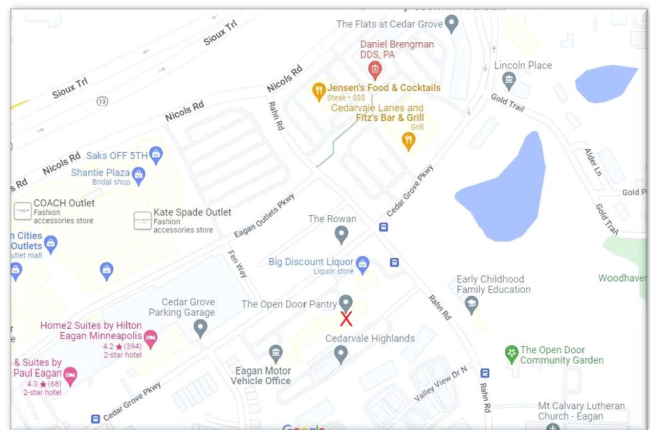
About The Area:

Eagan is a Southern suburb of St. Paul/Minneapolis with an estimated population of 68,642 in 2021 and is the 4th largest suburb in the Twin Cities. This property is located off of Pilot Knob and Yankee Doodle Road near I-35E.

About The Building:

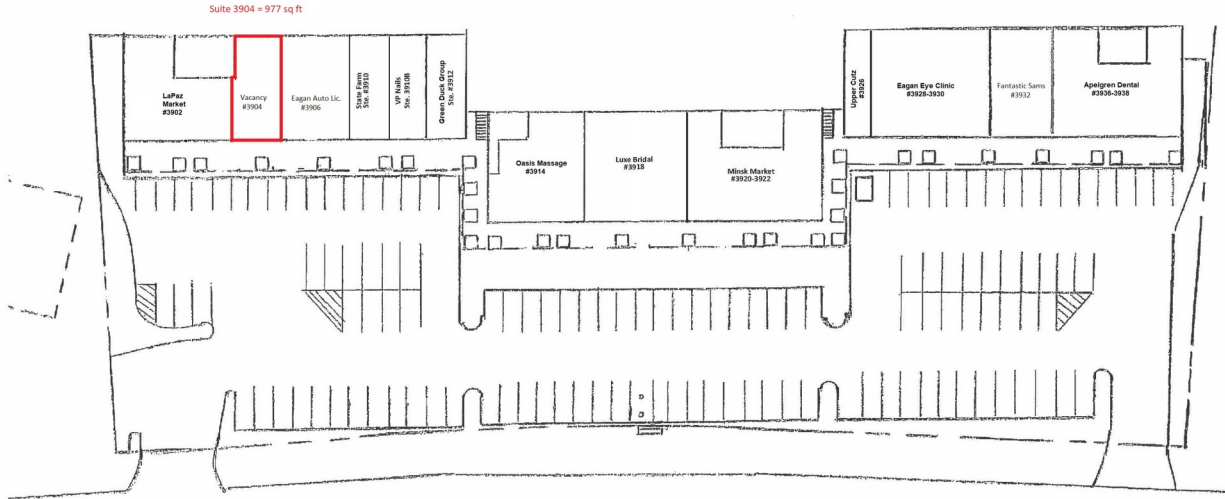
This mixed use center was constructed in 1987. It is conveniently located just off of Hwy 77 & Hwy 13, close to restaurants, hotels and a shopping mall.

Existing tenants include an eye clinic, dental office, bridal shop, European food market, license bureau, massage spa, insurance agency, nail salon and barbershop.



Availabilities shown outlined in red.
Suite 3904 = 977 square feet.

Cedar Grove Business Center
3902-3938 Cedar Grove Parkway
Eagan, MN 55122



This site plan is attached for informational purposes only and is not a warranty, representation or agreement that the Shopping Center or the parking areas, roadways, access points, sidewalks, buildings or other improvements will be as shown hereon, or that the occupants shown hereon will be in the Shopping Center.



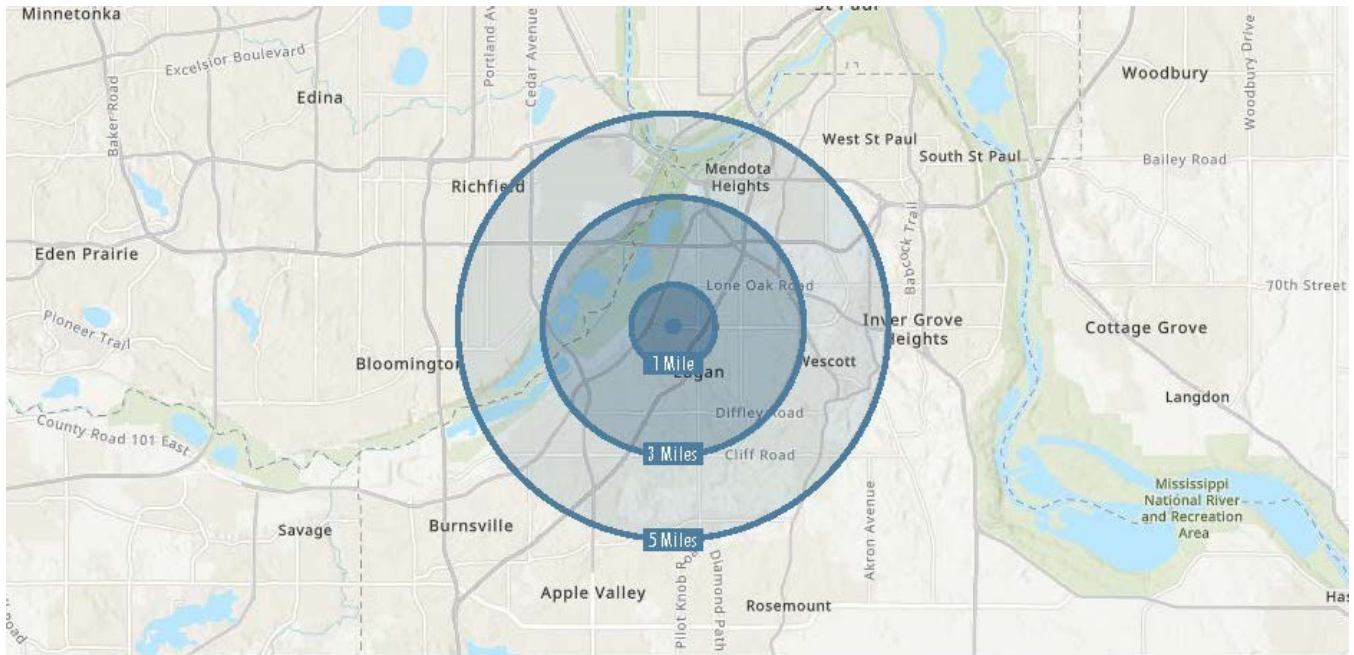
Cedar Grove Business Center
3902-3912 Cedar Grove Parkway
Eagan, MN 55122

Nearby Businesses



JBL COMPANIES
3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | Fax: 651-686-6113 | jblbrokerage@jblcompanies.com
JBLCOMPANIES.COM

Demographics



| 2022 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Population | 8,272 | 48,718 | 144,684 |
| Households | 3,685 | 21,285 | 58,319 |
| Families | 1,923 | 12,299 | 36,355 |
| Average Household Size | 2.23 | 2.27 | 2.45 |
| Owner Occupied Housing Units | 1,978 | 13,392 | 38,868 |
| Renter Occupied Housing Units | 1,707 | 7,894 | 19,451 |
| Median Age | 37.1 | 38.7 | 39.3 |
| Median Household Income | \$81,543 | \$90,248 | \$91,081 |
| Average Household Income | \$105,938 | \$123,580 | \$125,594 |



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