



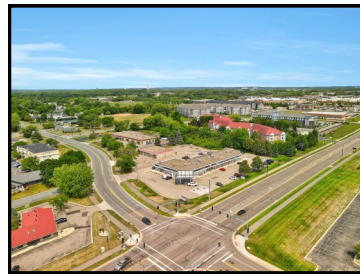
FOR LEASE

FOXRIDGE SHOPPES

3390 Coachman Road
Eagan, MN 55122

Features:

Rate	\$24.00 p.s.f. net
Property Type	Office, Medical or Retail
Floors	1
Year Built	1987
County	Dakota
Availabilities	Suite 210 - 1,200 s.f. (Available August 2023)
CAM Tax	\$7.63 (est. 2024) \$3.74 (est. 2024)
PID	10-13150-01-010
Zoning	Office, Medical, Retail
Parking	Surface parking lot
Other	<ul style="list-style-type: none"> ◆ Great Eagan Location ◆ Minutes to MSP Airport and Mall of America ◆ Close to retail, restaurants and hotels



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:

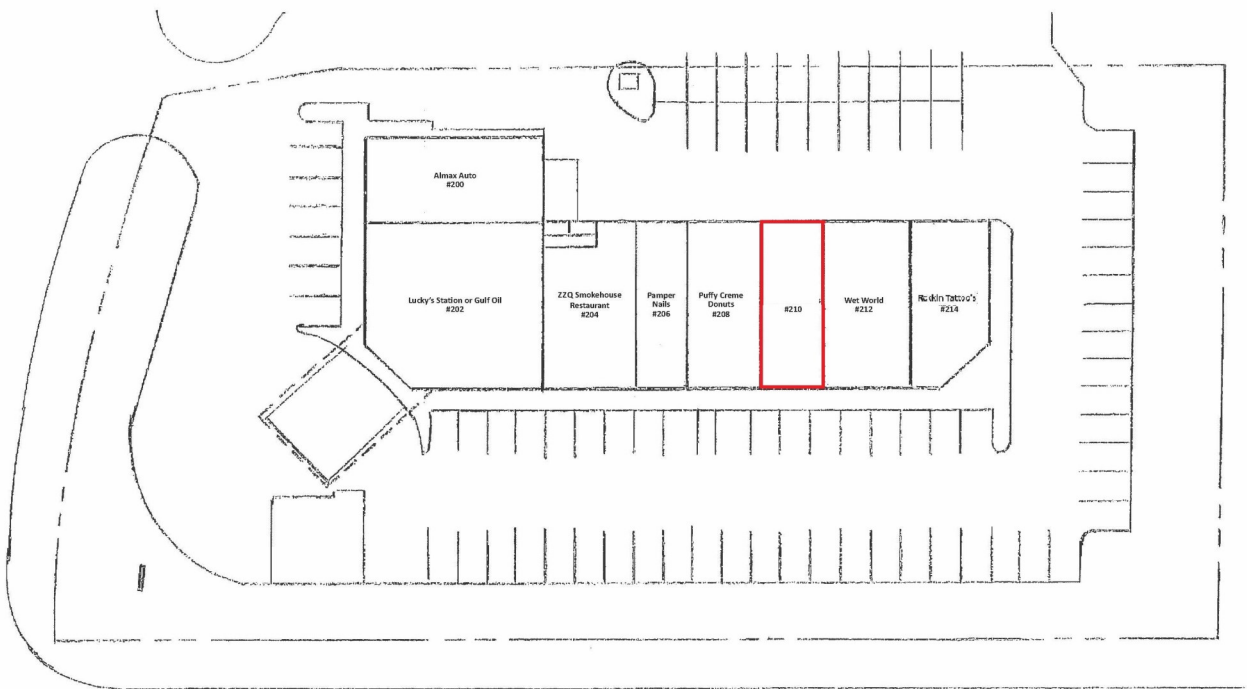
This multi-purpose building has 13,797 total square footage in a fantastic location. It is conveniently located just off of Pilot Knob and Yankee Doodle Rd. near I-35E, close to restaurants, strip malls and convenience stores. This one-level property provides a professional setting for businesses looking for price-driven rates in a great location with plenty of amenities.



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

Foxridge Shoppes
3390 Coachman Road
Eagan, Minnesota 55122



Suite 210 is currently vacant and available.

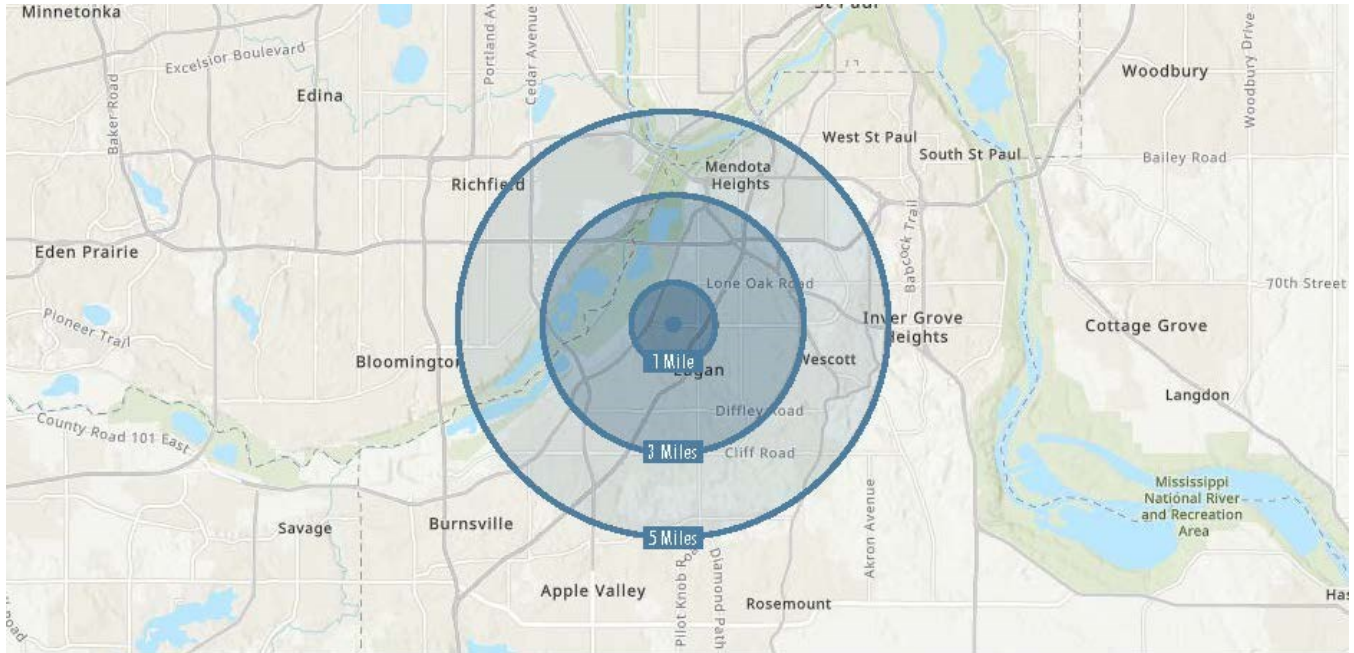


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Demographics



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



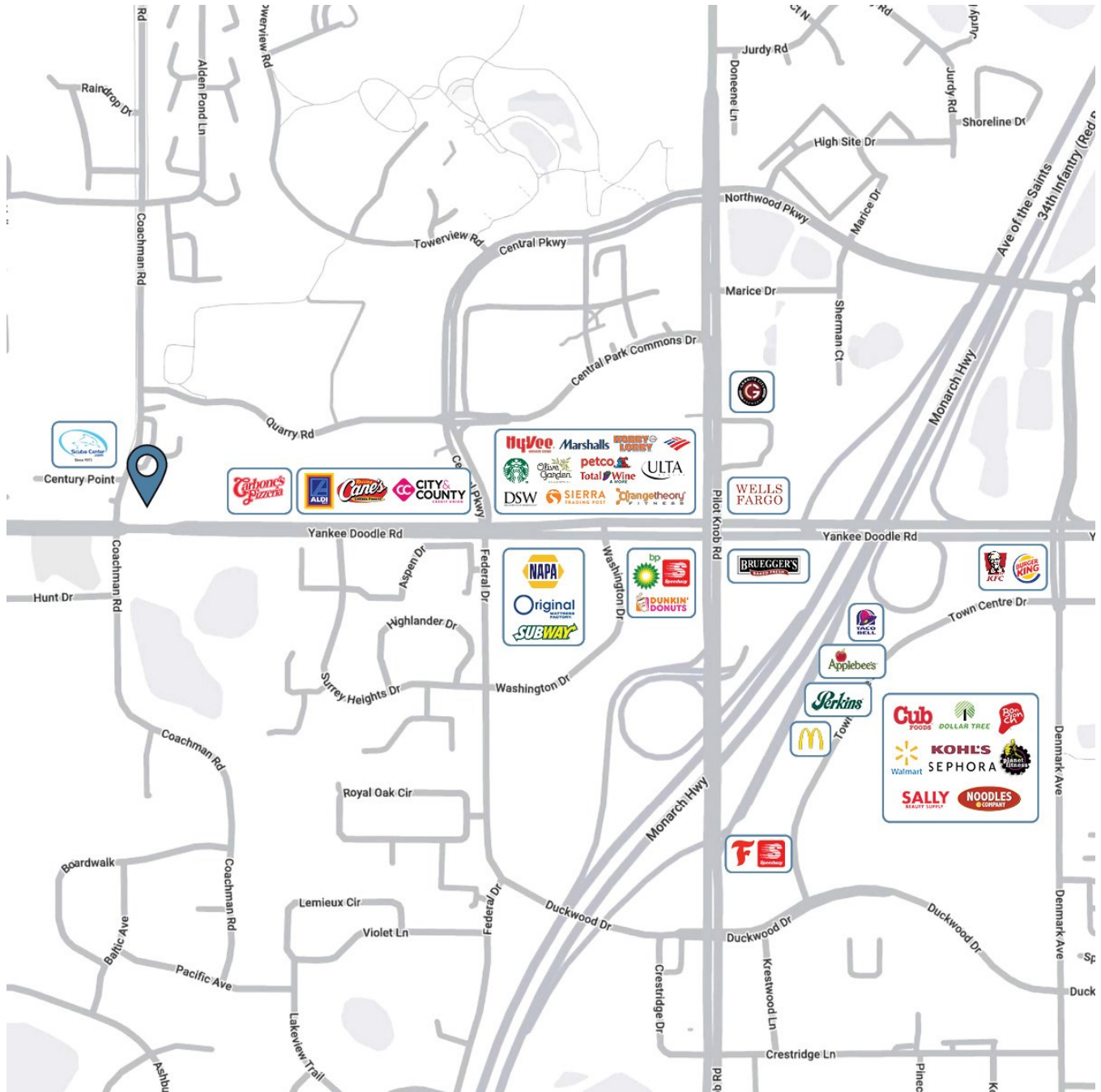
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Map of Surrounding Area



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