

FOR LEASE

Rare Eagan Small Shop Space

EAGAN

Location: 1298 Promenade Place East

Premises: 2,030 sf

Lease Rate: \$34.00 psf

Operating Expenses: \$12.00 psf

Delivery Conditions: Vanilla Shell

Signage: Available



Area Co-Tenant:
Potbelly
Qdoba

Traffic Counts
I-35E 100,000 / Yankee Doodle Rd 27,000



CAMBRIDGE Commercial Realty

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	Site Demographics		
	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	5,942	21,623	47,064
Median Household Income	\$71,594	\$76,449	\$78,596
Daytime Population	16,677	37,244	49,064