

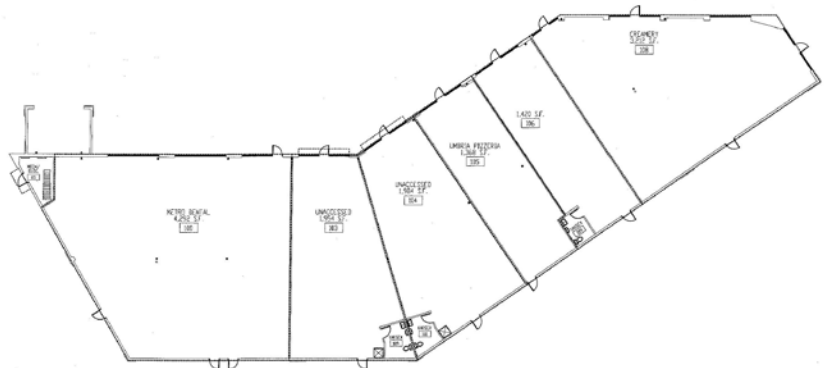
# Cliff Lake Marketplace



LOCATION:  
Eagan, MN

SITE SIZE:  
4.69 acres

BUILDING USE:  
Retail, Restaurant



- Cliff Lake Marketplace is a retail development located near Cliff Road and I-35E in Eagan, MN.
- This location is perfect for retail, restaurants, or medical.
- Cliff Lake Marketplace serves the surrounding residential area with many amenities.
- Median household income within a 1 mile radius is \$72,844.

Cliff Lake Marketplace offers short and long term leases at competitive lease rates.

Eagan, Minnesota is the 8<sup>th</sup> largest community in Minnesota.

Cliff Lake Marketplace is less than 20 minutes from the Minneapolis / St. Paul International Airport.

Money Magazine named Eagan, Minnesota 12<sup>th</sup> in their annual 'Best Place to Live' report.

# FOR LEASE



Cliff Lake Market Place  
Lakeville, MN

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<b>GENERAL INFORMATION:</b>	Location:	1965 Cliff Lake Road Eagan, MN
	Building Size (G.L.A.):	14,624 square feet
	Spaces Available From:	1,358 square feet
<b>BUILDING INFORMATION:</b>	Year Built:	2007
	Zoning:	Commercial
	Parking Spaces:	70
<b>TERMS:</b>	Lease Rate:	\$18.00
	Term of Lease:	Five (5) - Ten (10) years
<b>SITE INFORMATION:</b>	Traffic Volumes: (2008 Estimate)	Cliff Lake Rd.: 14,400 Vehicles per day I-35E: 71,500 Vehicles per day
	Current Tenants:	Ring Mountain Creamery Café Umbria Pizzeria Metro Dental
<b>MISCELLANEOUS:</b>	Population (2008 Est.):	9,602 within a 1 mile radius 66,233 within a 3 mile radius 63,774 within a 5 mile radius
		Outdoor patio located on east side on building
		Close to Interstate 35E
		Located near Regal Theatres, Target, Cub Food, Bremer Bank
<b>FOR LEASING INFORMATION:</b>	Mike Whalen 952-890-6450 mwhalen@efhco.com	Gene Happe 952-890-6450 ghappe@efhco.com
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 **EFH Realty Advisors, Inc.**  
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*All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.*