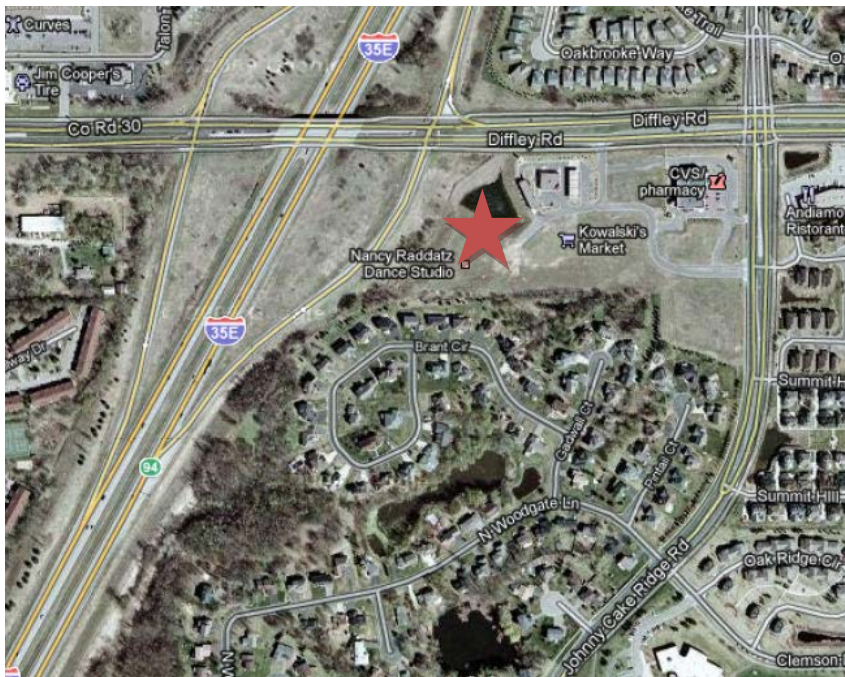


The Shoppes of Diffley Crossings

1654 Diffley Road, Eagan, MN



- The Shoppes of Diffley Crossing is a grocery anchored retail development located at the Southeast quadrant of I-35E and Diffley Road in Eagan, MN.
- This location is centered around the Kowalski's Market with additional retail space of approximately 19,200 square feet. There is room for an exterior patio area adjacent to the retail building as well as abundant surface parking.
- The Shoppes of Diffley Crossing will serve the surrounding residential area with many amenities.
- Easy access to North and South I-35E as well as East and West Diffley Road.




LOCATION:
Eagan, MN

SITE SIZE:
3.5 acres

BUILDING USE:
Retail, Restaurant,
Office

CURRENT TENANTS:
Group Health
IBeach Tan
Nancy Raddatz Dance
Studio
Le Belle Nails & Spa

ADJACENT USES:
Kowalski's Market

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Commercial Real Estate Service
www.efhrealtyadvisors.com

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.

FOR LEASE



The Shoppes of Diffley Crossing Eagan, MN

SITE INFORMATION:

Location: 1654 Diffley Road
Eagan, MN 55122

Building Size (G.L.A.): 19,160 square feet
Spaces Available From: 4,500 square feet

TERMS:

Lease Rate: Varies depending upon size and location
Term of Lease: Five (5) - Ten (10) years

MISCELLANEOUS:

Population: 6,472 within a 1 mile radius
53,072 within a 3 mile radius
128,743 within a 5 mile radius

Average Household
Income: \$69,246 within a 1 mile radius
\$66,436 within a 3 mile radius
\$68,288 within a 5 mile radius

2008 Traffic Volumes (2007 Estimates):
I-35E - 79,000 Vehicles per day
Diffley Road – 19,000 Vehicles per day

- Anchored by Kowalski's Market
- Additional site pads developed for Holiday Stationstore, CVS Pharmacy, Oak Trust Credit Union
- A great residential neighborhood retail location with over 27,000 housing units within a 3 mile radius

FOR LEASING INFORMATION:

Mike Whalen
952-890-6450
mwhalen@efhco.com

EFH Realty Advisors, Inc.
2999 West County Road 42, #206
Burnsville, MN 55306

Gene Happe
952-890-6450
ghappe@efhco.com

Phone: 952-890-6450
Fax: 952-890-5476

www.efhrealtyadvisors.com

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