

3.5 ACRES LAND

660 LONE OAK ROAD
EAGAN, MN

CONTACT

BEN DREW

Associate

+1 952 837 8553

ben.drew@cushwake.com

JON RAUSCH, CCIM, SIOR

Executive Director

+1 952 893 8251

jon.rausch@cushwake.com

LUKE APPERT

Executive Director

+1 952 893 8238

luke.appert@cushwake.com



**CUSHMAN &
WAKEFIELD**

MENDOTA HEIGHTS

SITE

INVER
GROVE
HEIGHTS



PROPERTY HIGHLIGHTS

- Located in growing area of Eagan
- Close proximity to Viking Lakes
- Easy access to I-494

Lone Oak Dr

3,450 vpd

7,600 vpd

Performance Cir



SITE

Courthouse Ln

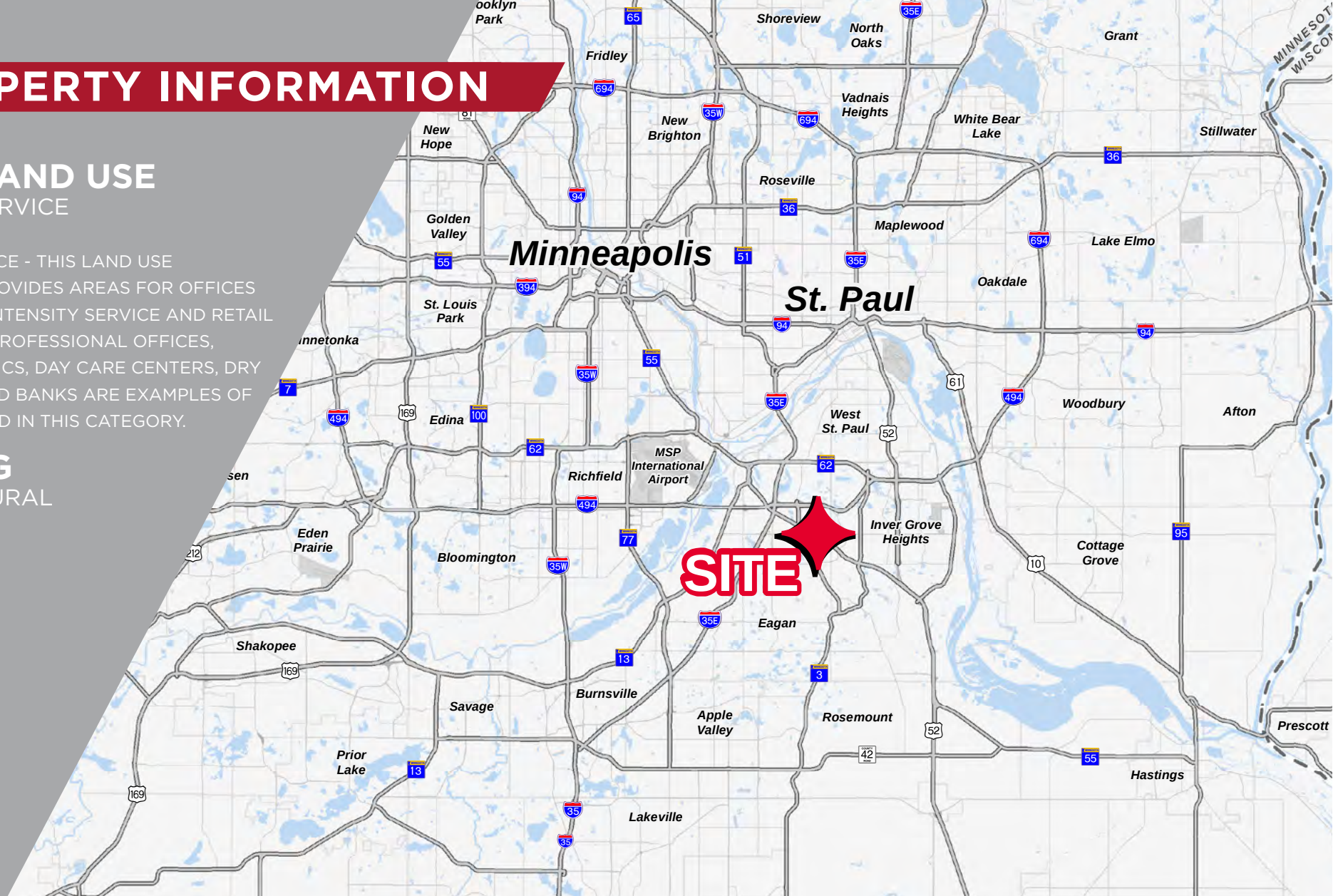
PROPERTY INFORMATION

2040 LAND USE

OFFICE/SERVICE - THIS LAND USE CATEGORY PROVIDES AREAS FOR OFFICES AND LOWER INTENSITY SERVICE AND RETAIL BUSINESSES. PROFESSIONAL OFFICES, MEDICAL CLINICS, DAY CARE CENTERS, DRY CLEANERS AND BANKS ARE EXAMPLES OF USES ALLOWED IN THIS CATEGORY.

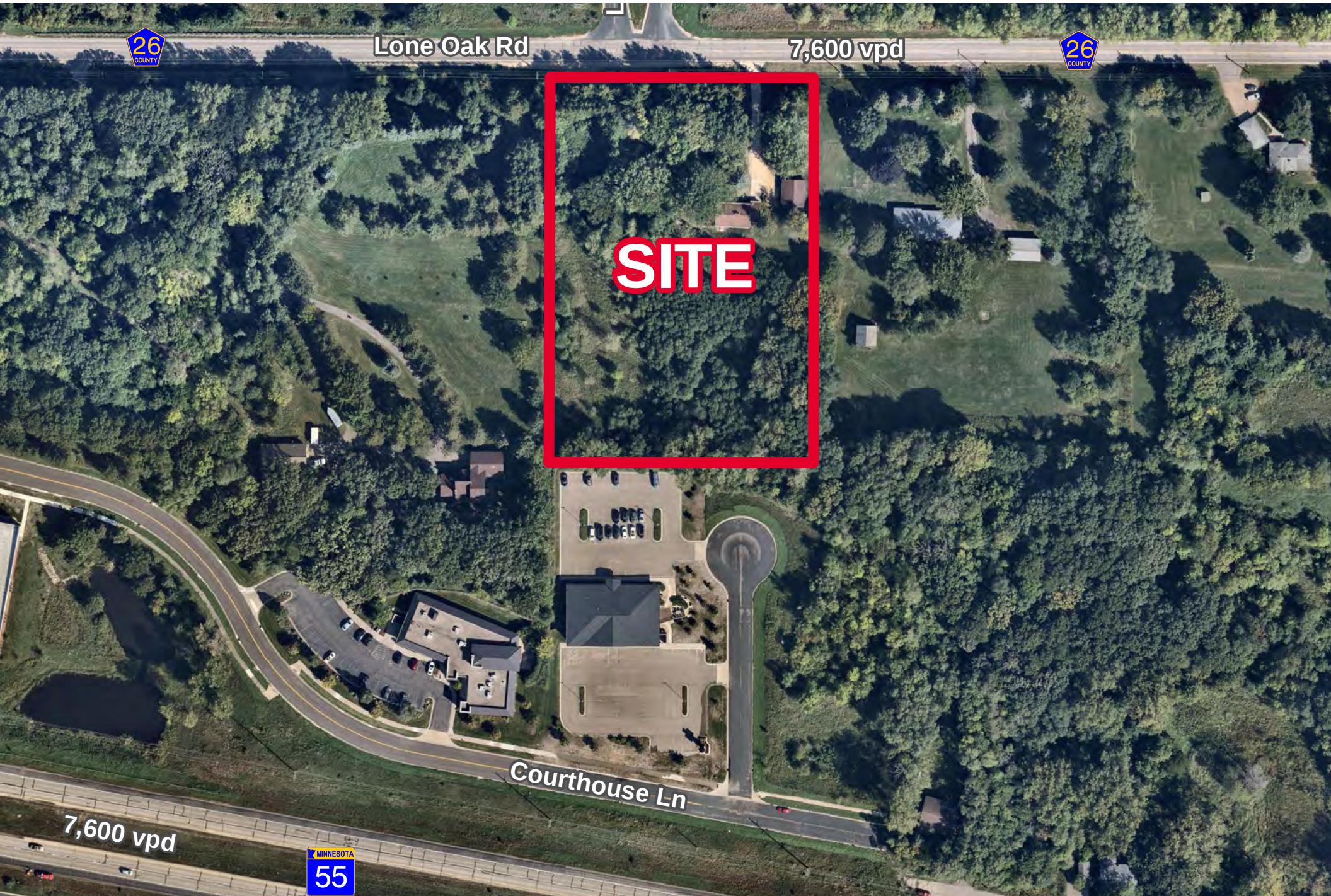
ZONING

AGRICULTURAL



PID #:	100380001011
Calculated Acres:	3.52
School District:	197
Tax:	\$3,358

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	1,986	38,499	146,196
Households	733	15,292	60,379
Average HH Income	\$137,331	\$132,333	\$108,643
Daytime Population	6,483	51,960	92,152



Lone Oak Rd

7,600 vpd



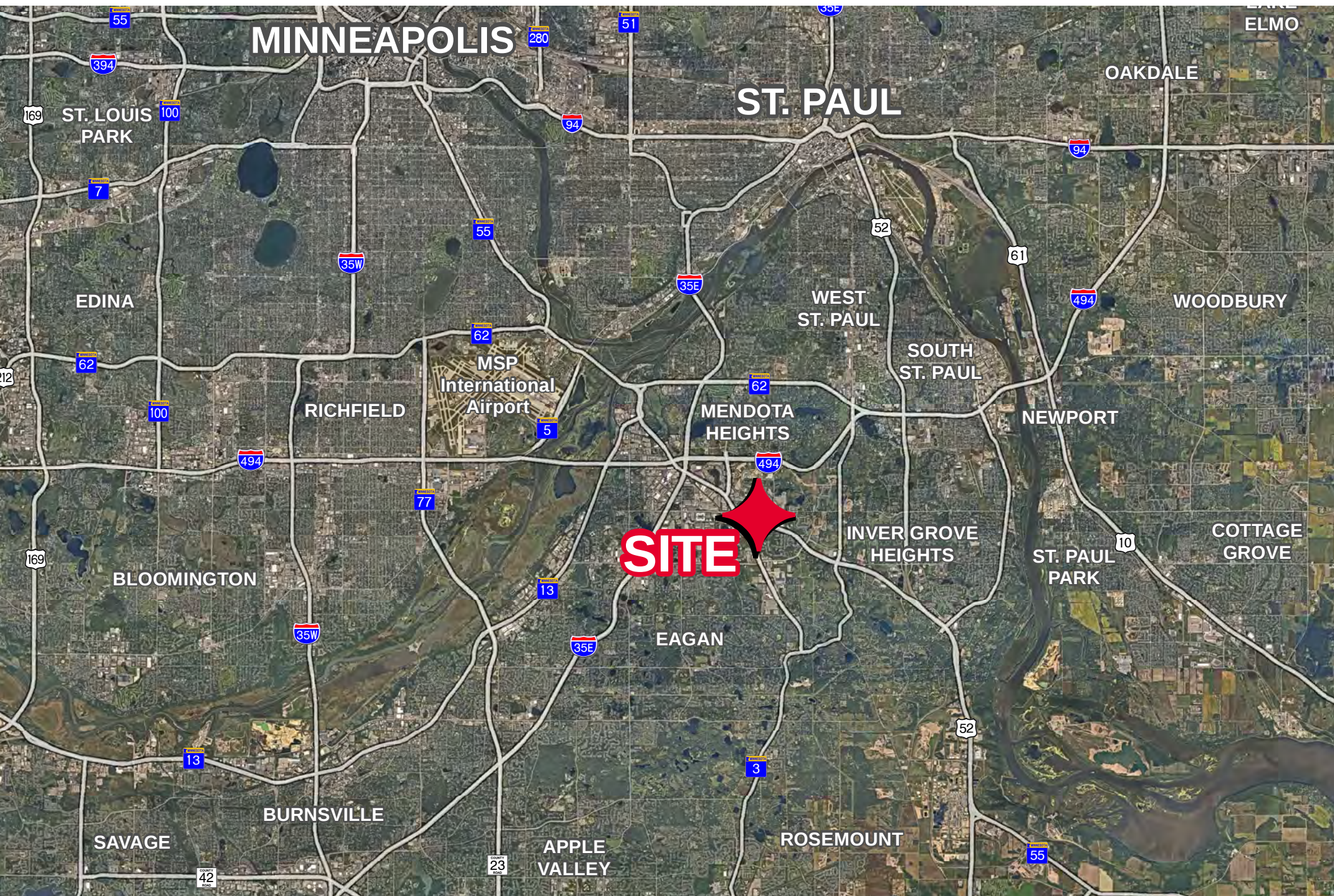
SITE

Courthouse Ln

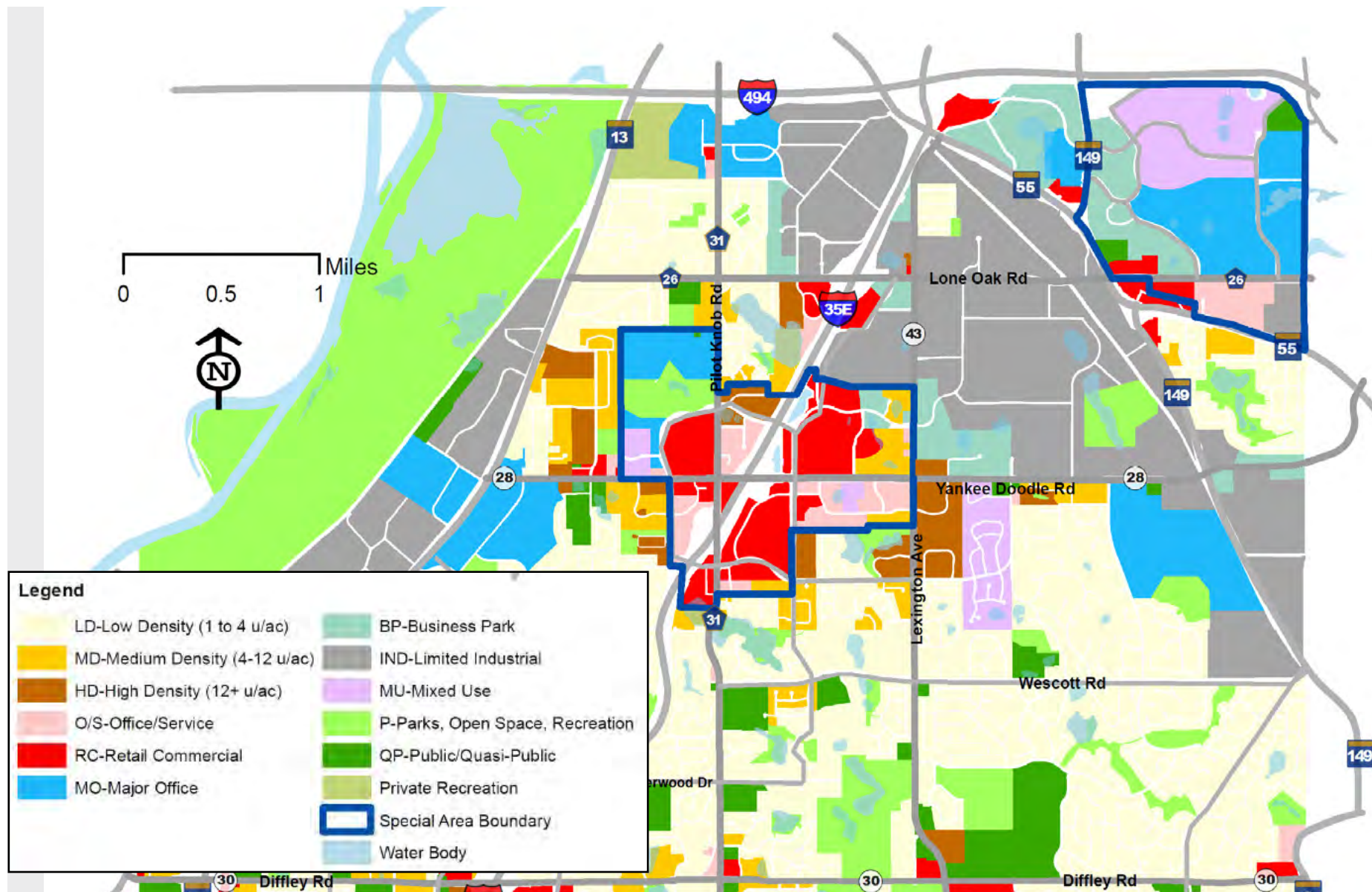
7,600 vpd





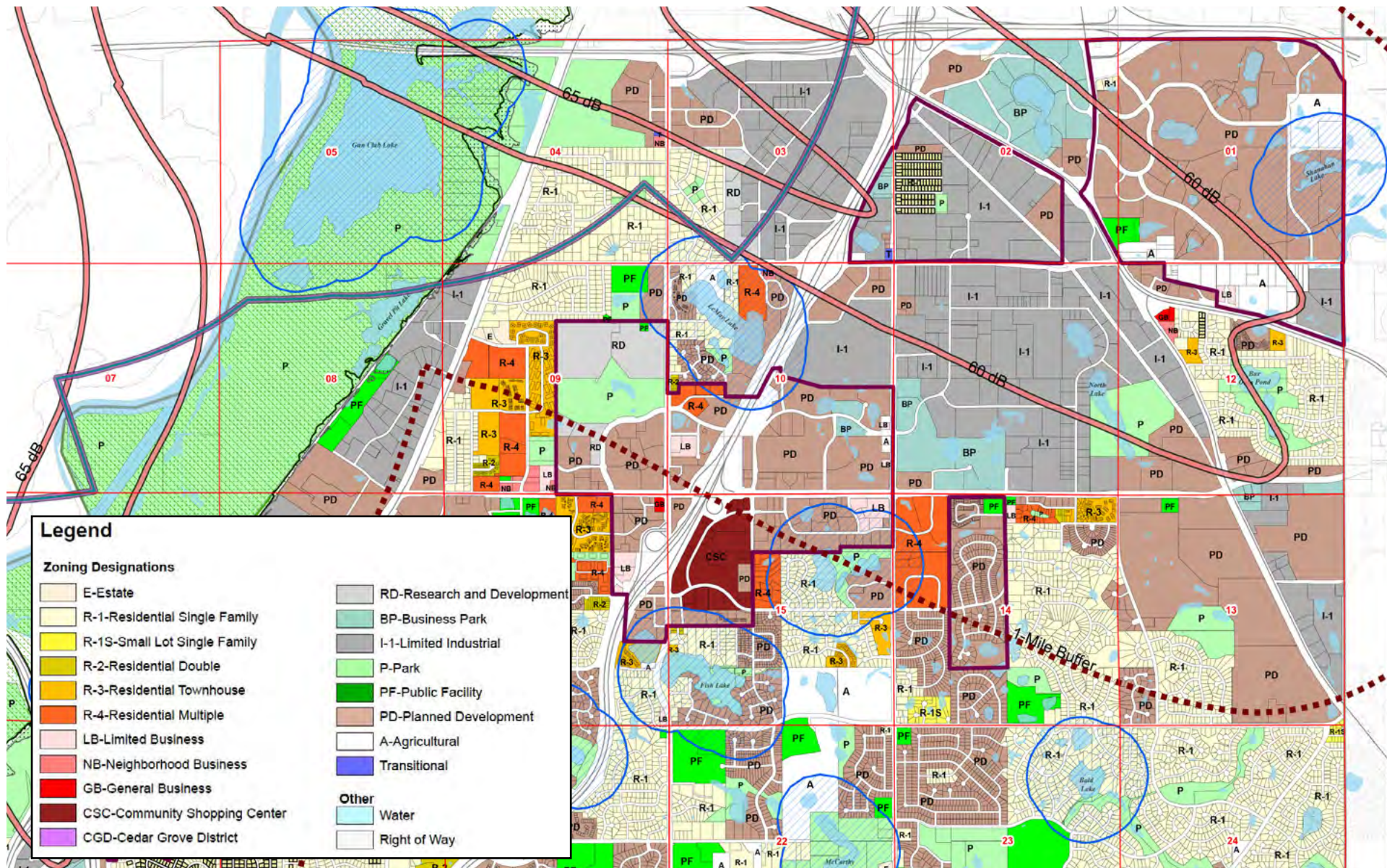


LAND USE MAP



[CLICK ON MAP FOR PRINTABLE IMAGE](#)

ZONING MAP



[CLICK ON MAP FOR PRINTABLE IMAGE](#)

©2022 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION. AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.