

FREE STANDING EAGAN PROPERTY



1646 DIFFLEY ROAD, EAGAN, MN

For Sale or Lease

WE ARE
THE CENTER
OF RETAIL



[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

1646 DIFFLEY ROAD

EAGAN, MN

SPACE AVAILABLE

Footprint:	34,466 SF
Mezzanine:	5,919 SF
Total:	40,385 SF

SALE PRICE/LEASE RATE

Negotiable




OPERATING EXPENSES

2023 Real Estate Taxes: \$109,642 (\$3.12 / SF)

COMMENTS

- Freestanding, constructed in 2008
- Former high end grocery and liquor store, currently vacant
- Located at the intersection of I35E and Diffley, with freeway exit ramp
- Affinity CU, Think Bank, Holiday Superstation, and other small shops share corner.

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
2 Miles	35,800	\$112,130	14,059
5 Miles	159,331	\$116,592	94,918
10 Miles	739,340	\$112,542	360,676

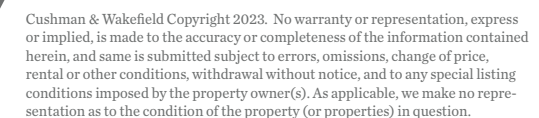
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