



# LONE OAK PLAZA EAGAN, MN

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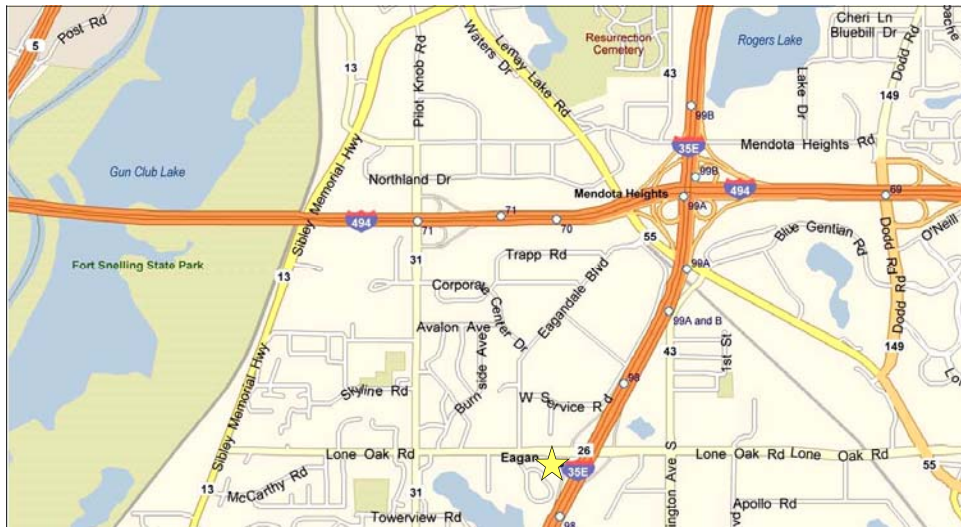
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**Lone Oak Plaza** is located at the busy intersection of I-35E and Lone Oak Road near several office and industrial complexes; strong daytime traffic!

This center has not experienced a vacancy in more than seven years. 1,200 sq ft space available for lease; formerly a sub sandwich shop. Could be ideal for a similar use, or any retail or service venue.

Excellent co-tenants including: The Lone Oak Market, Ambrosia Coffee, Magic Thai Café, Dove Day Care, Express Personnel, and K-Liquors.





# LONE OAK PLAZA

## EAGAN, MN

<b>Location</b>	1250 Lone Oak Road, Eagan, MN 55121 (Dakota County)
<b>Project Scope</b>	16,028 sf
<b>Available</b>	1,200 sf, inline
<b>Usage Type</b>	Retail or Service
<b>Lease Rate</b>	\$16.00-\$18.00 psf, NNN
<b>Taxes</b>	\$4.94 psf, estimated 2010
<b>CAM</b>	\$4.89 psf, estimated 2010
<b>Total Operating</b>	\$9.83 psf, estimated

<b>Demographics</b> (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,042	37,165	128,064
Households	1,879	14,696	52,217
Avg. HH Income	\$78,750	\$109,632	\$98,401

<b>Traffic Counts</b> (2007)	Along I-35E:	107,000 vpd
	Along Lone Oak:	15,000 vpd

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