



1565 Cliff Rd | Eagan, MN 55121

Retail Space For Lease

Thomas Lake Center is a multi-tenant 42,923 sf retail center situated in the middle of Eagan’s residential neighborhoods and adjacent to Lifetime Fitness.

Highlights and Features:

- Easy access to I-35E and Pilot Knob Road
- Parking: 250 spaces
- Co-tenants: Mason Jar Kitchen, Golden Star Chinese Food, State Farm, Kick Start Martial Arts, Day by Day Child Development Center, CBD Health, WW, Subway, The Pet Spa, Sarpino's Pizzeria, TL Liquor, Signature Nails, Pellicci’s Ace Hardware
- Area tenants: Lifetime Fitness, Bonfire, Car Care Advance, Holiday Station Store, Cornerstone Family Chiropractic, Reaching For the Stars Childcare

Space Available:

- Suite 2: 2,100 sf - 3,795 sf
- Suite 5/6: 1,000 sf - 3,411 sf (former dry cleaners)
- Suite 12: 1,265 sf (current hair salon - mtm)
- 2020 CAM: \$6.37 psf and Tax: \$4.65 psf

Demographics and Traffic Counts:

- 2018 Average Household Population: 1 mile - 4,387, 3 miles - 34,442 and 5 miles - 98,975
- 2018 Average Household Income: 1 mile - \$102,349, 3 miles - \$94,346 and 5 miles - \$94,581
- Traffic Counts: 18,700 vpd on Cliff Road, 6,300 vpd on Thomas Center Drive and 3,400 vpd on Thomas Lake Drive



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

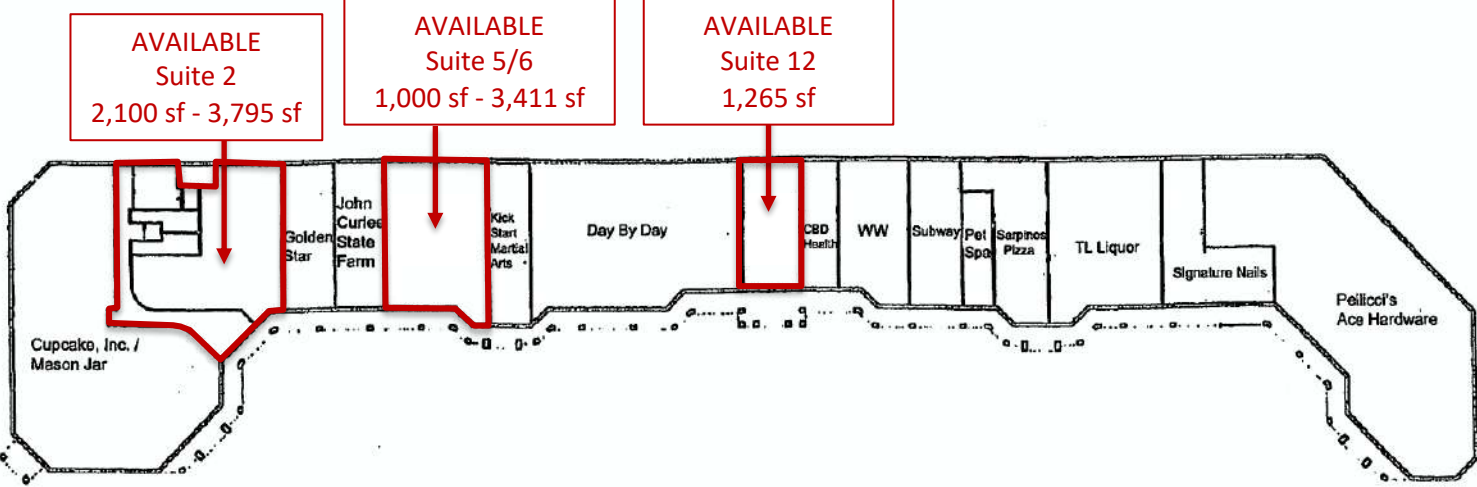
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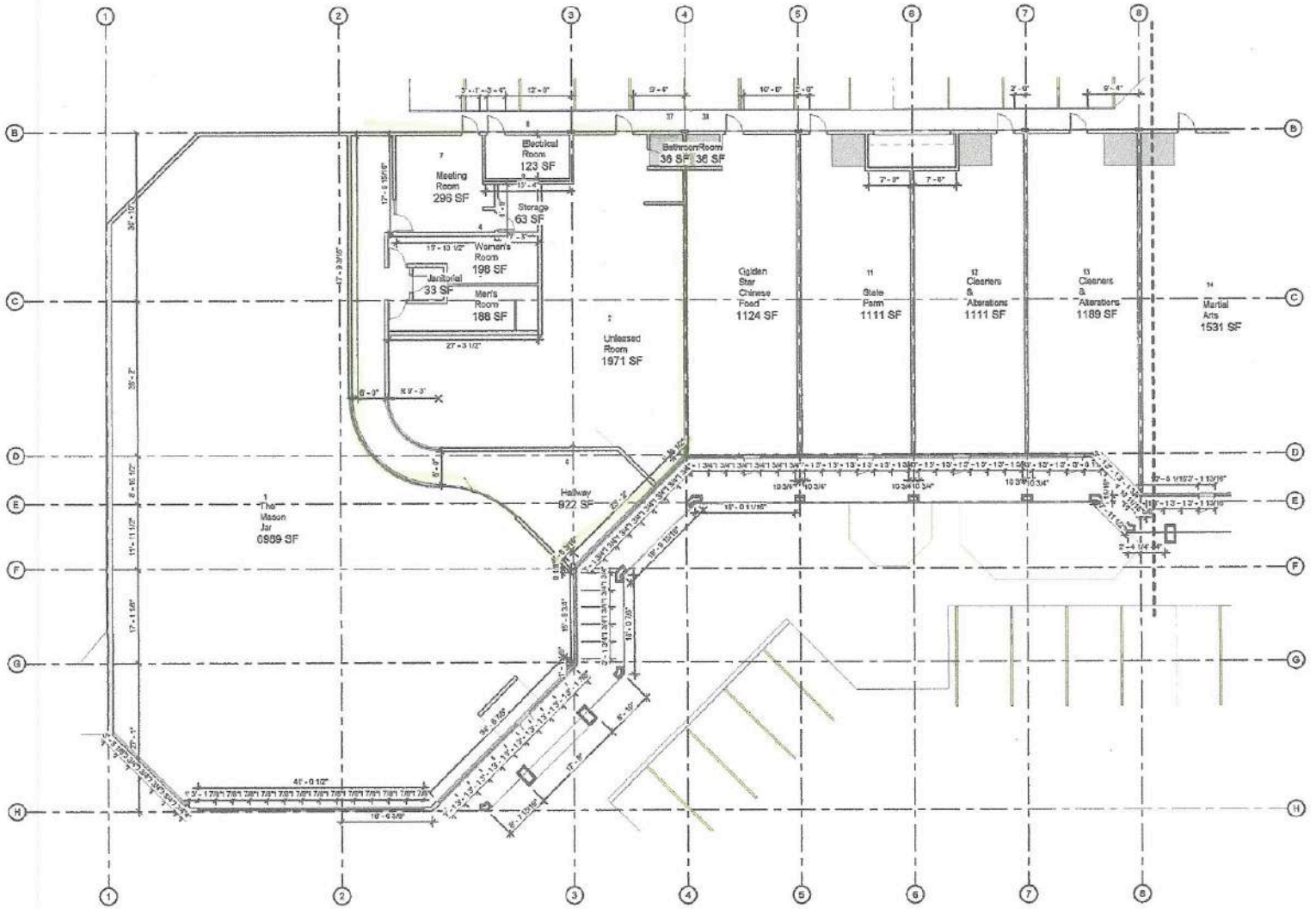
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Site Plan



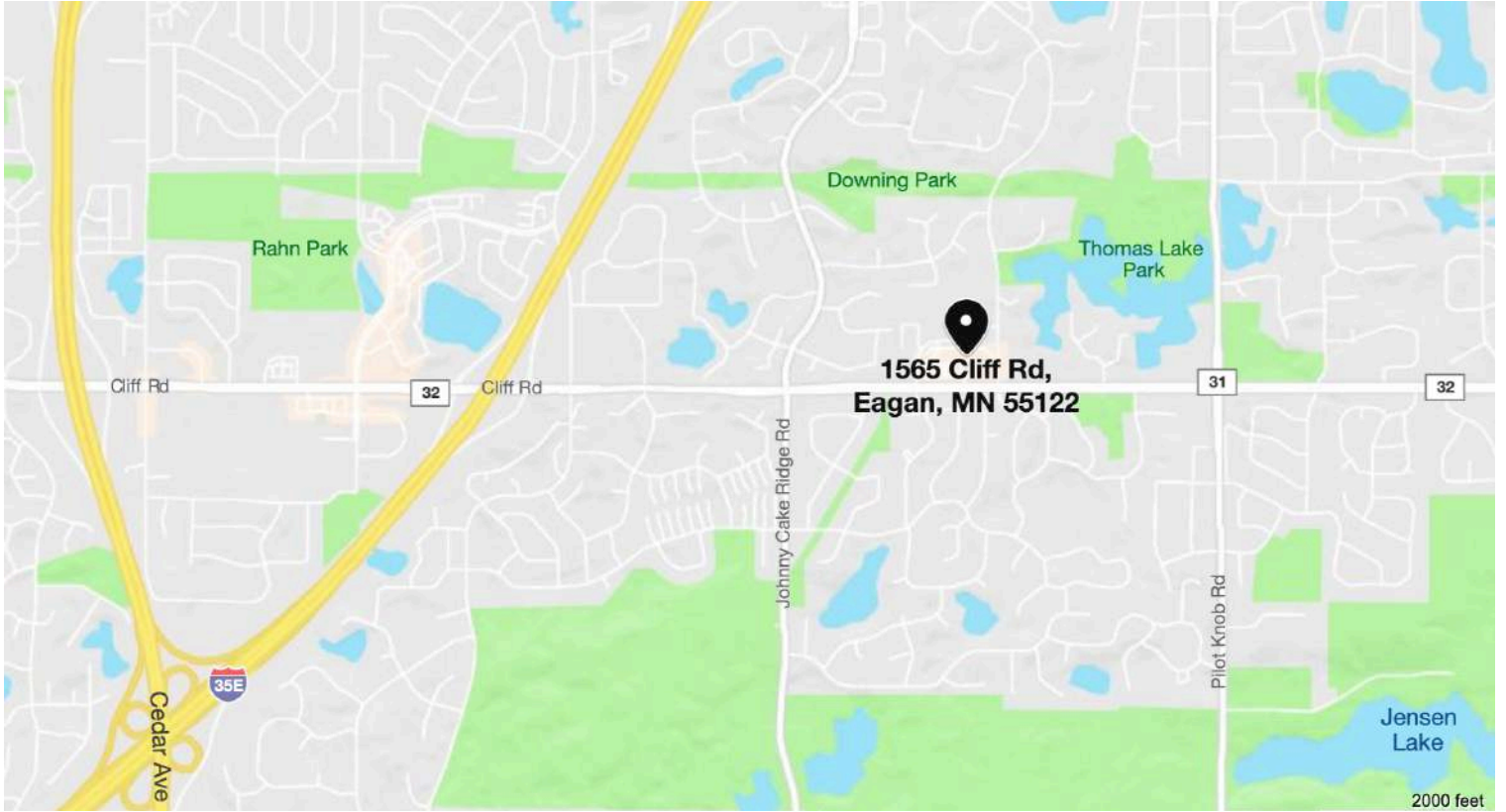
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West End Site Plan



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Map



Aerial



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