



2100 SILVER BELL ROAD

EAGAN, MN

19,376 SF FOR SALE

PROPERTY HIGHLIGHTS

- Easy access to Hwy 13 and 77
- Excellent visibility from Hwy 13
- Unique new construction sale opportunity
- Perfect for education and institutional uses

JAKE KELLY

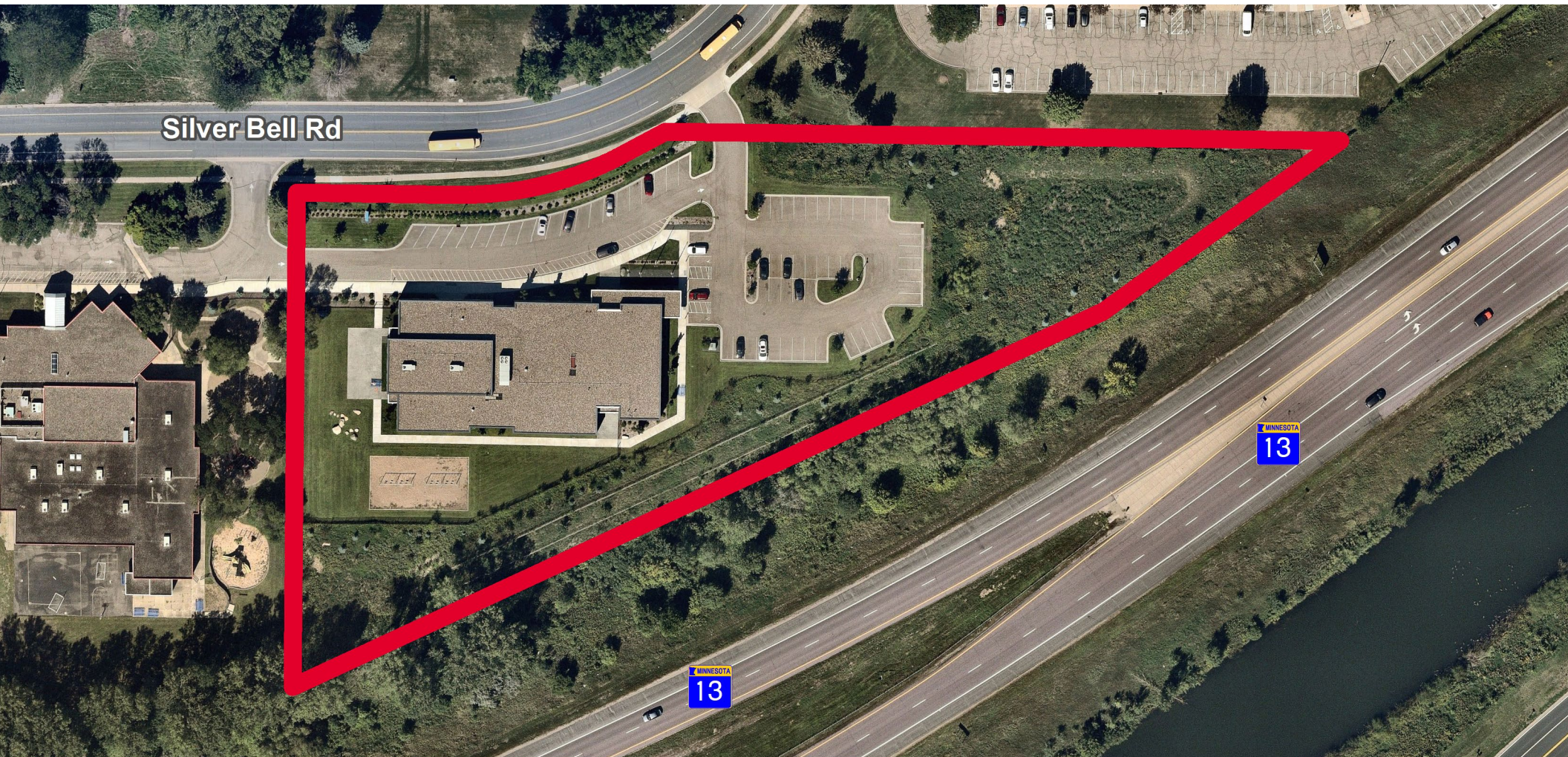
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FLOOR PLAN



List Price	Negotiable	HVAC	100% Air Conditioned
Building Area	19,376 SF Office	Sprinklered	Fully Sprinklered
Year Built	2018	Zoning	PD, Planned Development
Land Area	3.94 Acres		
Parcel ID	10-16675-01-010		
Parking	70 Stalls		
Roof	New, 2018		

PROPERTY
INFORMATION

AREA DEMOGRAPHICS



64,978
POPULATION
Within 3 Miles

169,697
POPULATION
Within 5 Miles



\$114,336
AVG. INCOME
Within 3 Miles

\$117,946
AVG. INCOME
Within 5 Miles



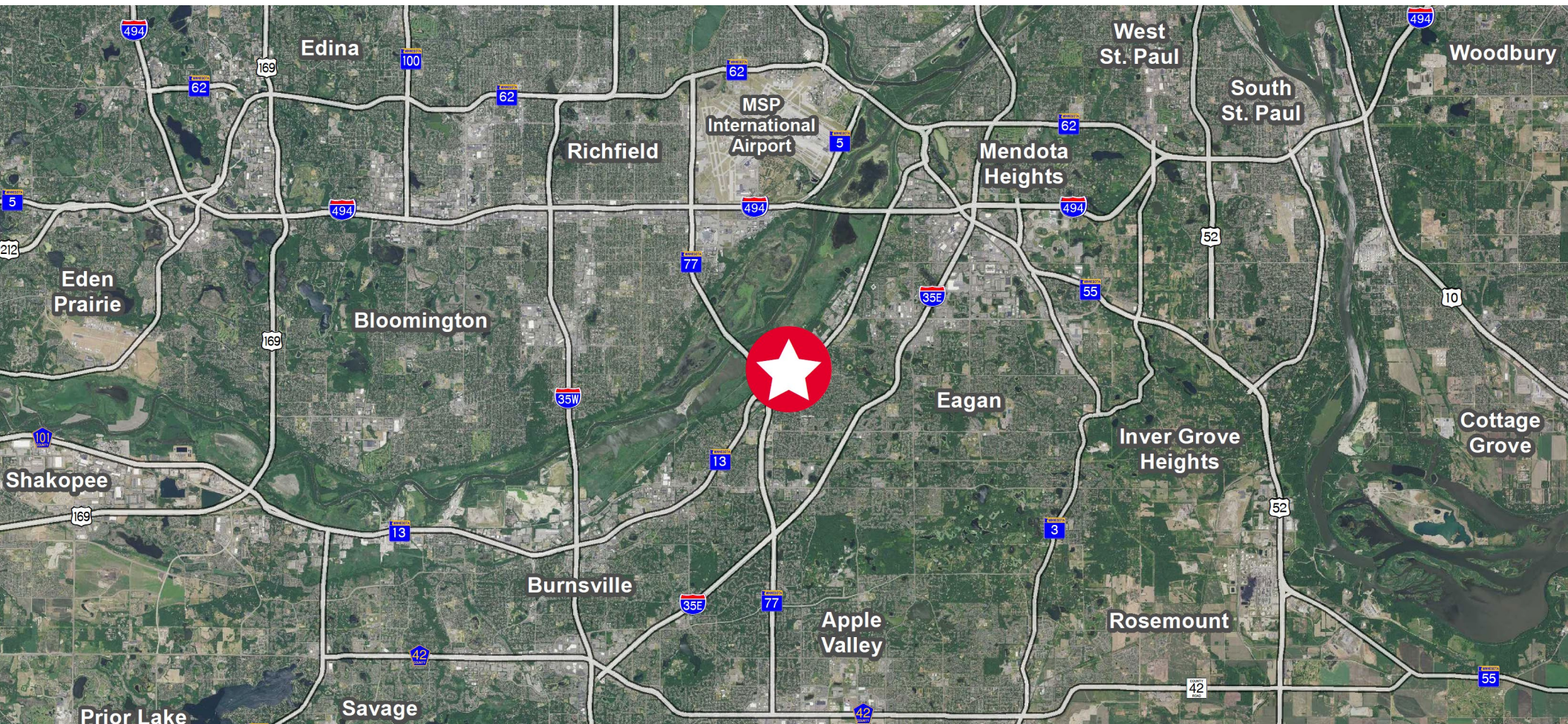
27,784
TOTAL HOUSEHOLDS
Within 3 Miles

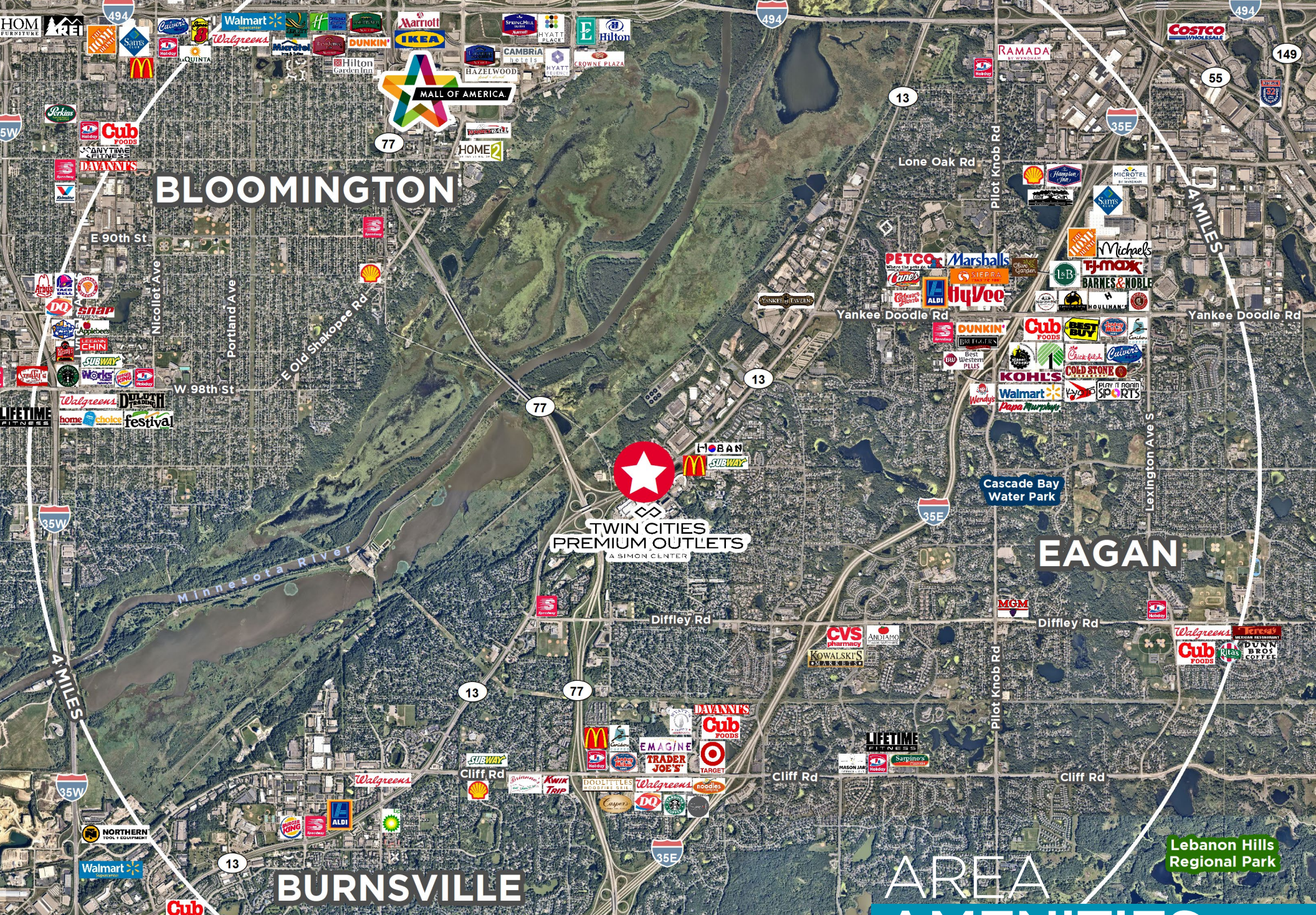
68,582
TOTAL HOUSEHOLDS
Within 5 Miles



39.3
MEDIAN AGE
Within 3 Miles

39.4
MEDIAN AGE
Within 5 Miles





BLOOMINGTON

TWIN CITIES PREMIUM OUTLETS A SIMON CENTER

EAGAN

BURNSVILLE

AREA AMENITIES

Lebanon Hills Regional Park

Cascade Bay Water Park



4 MILES

4 MILES

Nicollet Ave
Portland Ave

Pilot Knob Rd

Pilot Knob Rd

Lexington Ave S

E 90th St

W 98th St

Diffley Rd

Diffley Rd

Cliff Rd

Cliff Rd

13

13

77

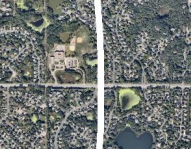
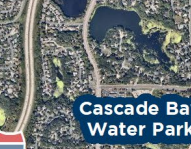
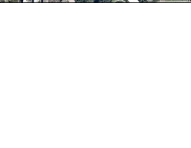
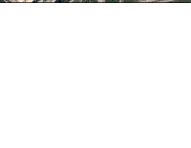
13

77

13

55

149





PROPERTY
PHOTOS



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