



THOMAS LAKE CENTER

1565 CLIFF ROAD, EAGAN, MN

Retail Leasing

THOMAS LAKE CENTER

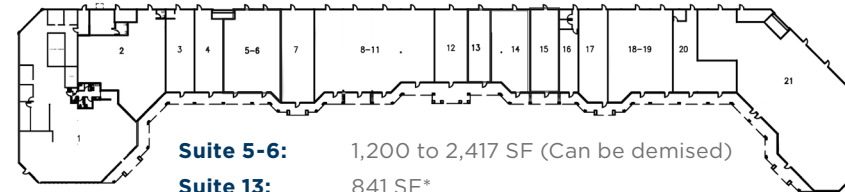
1565 Cliff Road, Eagan, MN

FOR LEASE



PROPERTY INFORMATION

Property Name: Thomas Lake Center
Description: Neighborhood Retail Center
Year Built: 1987
Building SF: 42,923 SF
Parking: 250 Surface Stalls
2023 Tax & CAM: \$4.43 PSF Tax
 \$5.58 PSF CAM
\$10.01 PSF Total



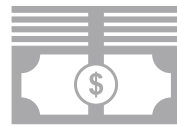
Suite 5-6: 1,200 to 2,417 SF (Can be demised)
Suite 13: 841 SF*
Suite 14: 1,635 SF*
Suite 15: 1,234 SF*
**Can be combined for 3,710 SF*



DEMOGRAPICS



**2023
Households**



**2023 Average
Household Income**



**2023 Daytime
Population**

1 Mile	3,536	\$118,770	9,242
3 Miles:	26,611	\$123,066	68,638
5 Miles:	66,852	\$119,029	171,853

CURRENT TENANTS

Cupcake/Mason Jar*
 24 Hour Golf
 Golden Star
 State Farm*
 Kick Start Martial Arts
 Day by Day Child Development
 Daulton Hair
 Pet Spa
 Sarpinos Pizza*
 TL Liquors
 Signature Nails
 Pellicci's Ace Hardware*

**Anchor Tenants*

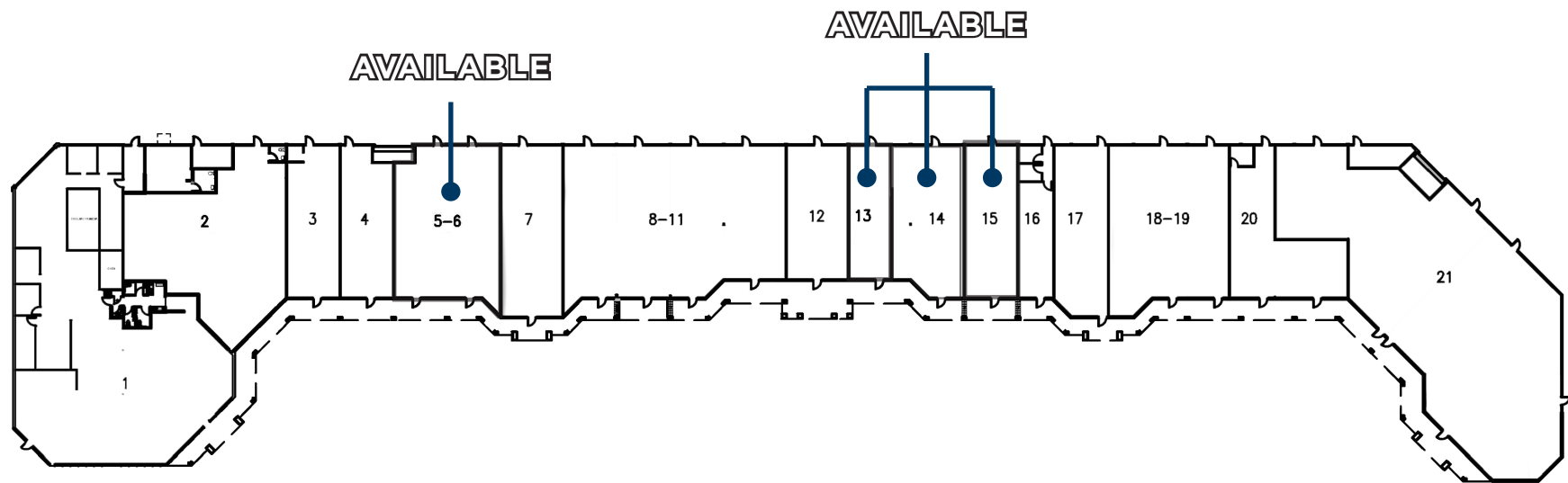


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SITE PLAN

1565 Cliff Road, Eagan, MN



SUITE	TENANT
Suite 1:	Cupcake/Mason Jar
Suite 2:	24 Hour Golf
Suite 3:	Golden Star
Suite 4:	State Farm
Suite 5 - 6:	AVAILABLE 1,200 to 2,417 SF <i>(Can be demised)</i>
Suite 7:	Kick Start Martial Arts
Suite 8 - 11:	Day by Day Child Development
Suite 12:	Daulton Hair

SUITE	TENANT
Suite 13:	AVAILABLE 841 SF*
Suite 14:	AVAILABLE 1,635 SF*
Suite 15:	AVAILABLE 1,234 SF*
Suite 16:	Pet Spa
Suite 17:	Sarpinos Pizza
Suite 18 - 19:	TL Liquors
Suite 20:	Signature Nails
Suite 21:	Pellicci's Ace Hardware

**Can be combined for 3,710 SF*

PROPERTY PHOTOS



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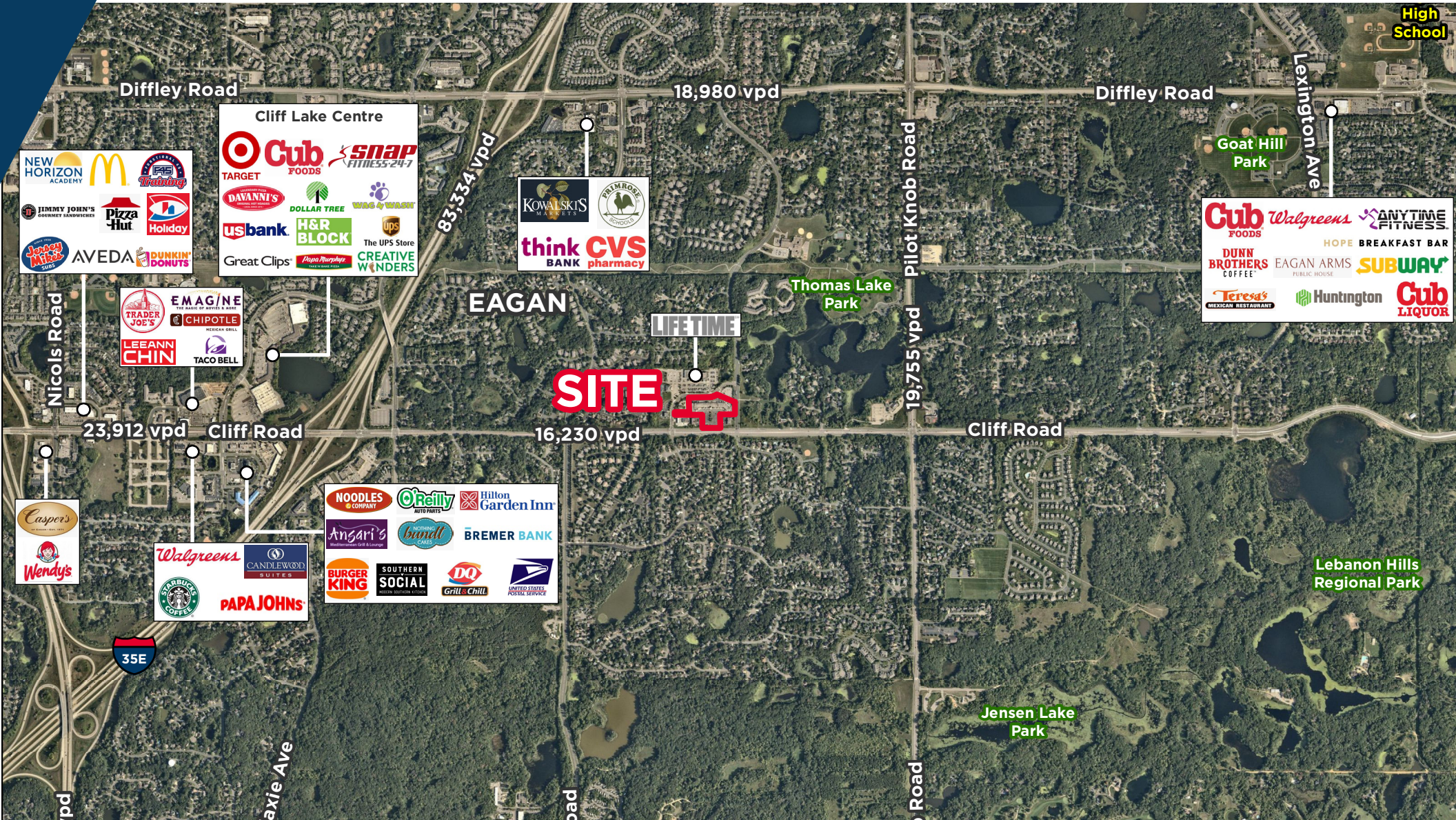
AERIAL



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