

FOR LEASE

CEDAR GROVE BUSINESS CTR

3902-3912 Cedar Grove Pkwy
Eagan, MN 55122

Features:

Rate	\$18.00 per square foot Net
Property Type	Mixed / Retail
Floors	1
Year Built	1987
County	Dakota
Availabilities	Suite 3914 = 2,078 sq ft
CAM	\$9.88 (est. 2026)
Tax	\$1.73 (est. 2026)
PID	10-72840-01-011
Zoning	Mixed Use / Retail
Parking	Surface parking lot
Other	◆ Located on SEQ of Hwy 77 & Hwy 13 ◆ Minutes to MSP Airport and Mall of America ◆ Directly across from the Twin Cities Premium Outlets



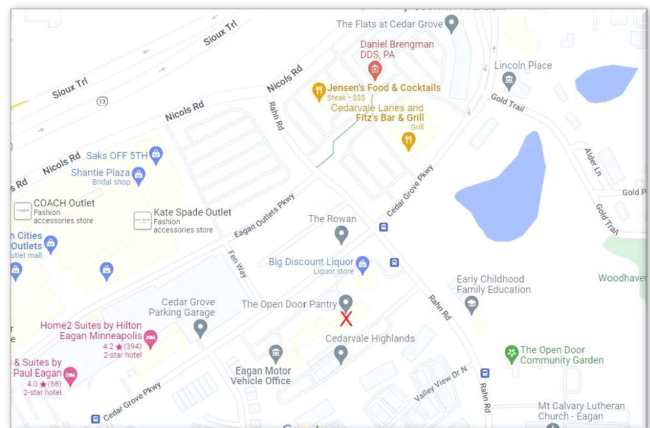
About The Area:

Eagan is a Southern suburb of St. Paul/Minneapolis with an estimated population of 68,642 in 2021 and is the 4th largest suburb in the Twin Cities. This property is located off of Pilot Knob and Yankee Doodle Road near I-35E.

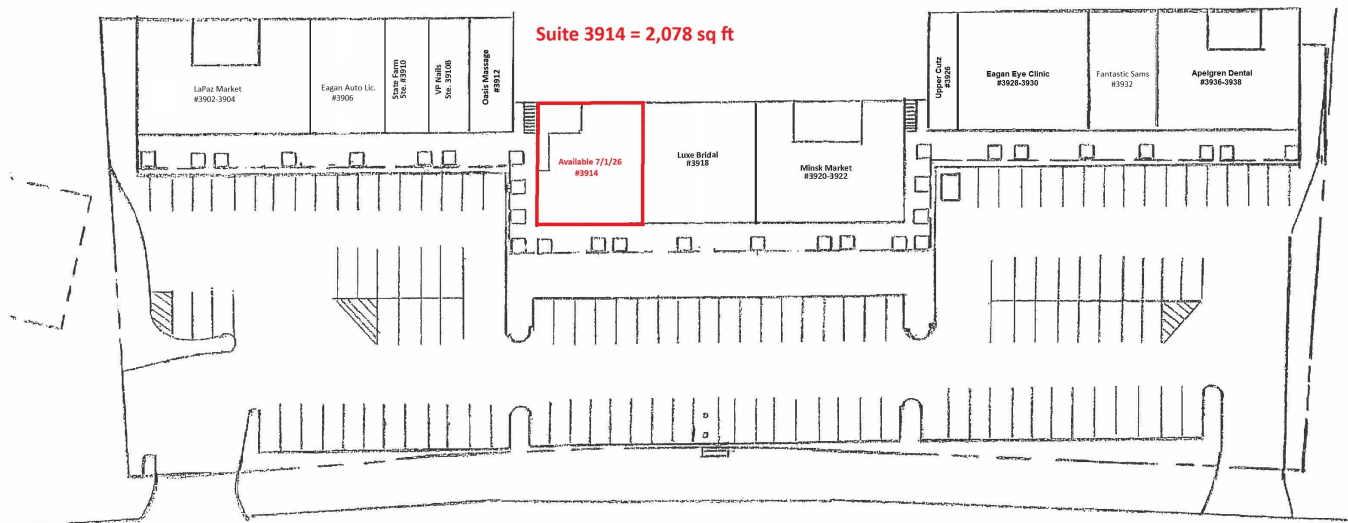
About The Building:

This mixed use center was constructed in 1987. It is conveniently located just off of Hwy 77 & Hwy 13, close to restaurants, hotels and a shopping mall.

Existing tenants include an eye clinic, dental office, bridal shop, European food market, license bureau, massage spa, insurance agency, nail salon and barbershop.



3902-3938 Cedar Grove Parkway
Eagan, MN 55122



This site plan is attached for informational purposes only and is not a warranty, representation or agreement that the Shopping Center or the parking areas, roadways, access points, sidewalks, buildings or other improvements will be as shown hereon, or that the occupants shown hereon will be in the Shopping Center.

Suite 3914 has a private entrance off the sidewalk and a private bathroom in back.



JBL COMPANIES

3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | Fax: 651-686-6113 | jblbrokerage@jblcompanies.com

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Cedar Grove Business Center
3902-3912 Cedar Grove Parkway
Eagan, MN 55122

Nearby Businesses

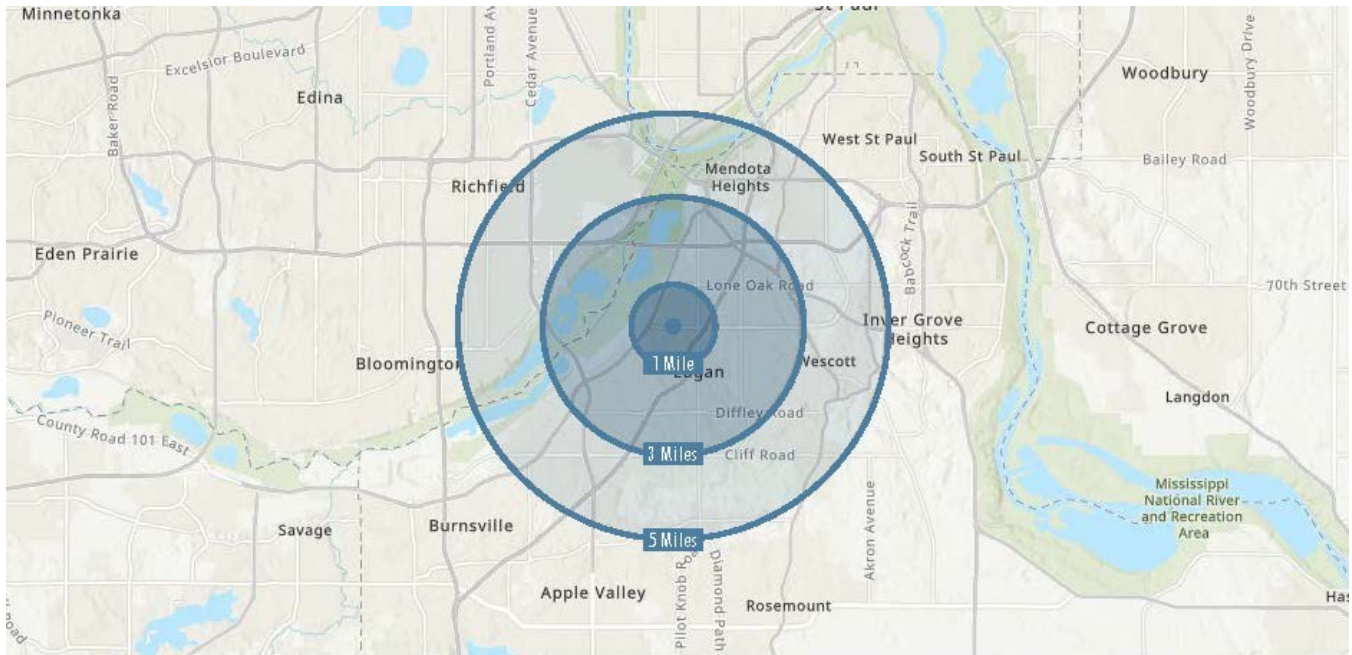


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Demographics



2022 Summary	1 Mile	3 Miles	5 Miles
Population	8,272	48,718	144,684
Households	3,685	21,285	58,319
Families	1,923	12,299	36,355
Average Household Size	2.23	2.27	2.45
Owner Occupied Housing Units	1,978	13,392	38,868
Renter Occupied Housing Units	1,707	7,894	19,451
Median Age	37.1	38.7	39.3
Median Household Income	\$81,543	\$90,248	\$91,081
Average Household Income	\$105,938	\$123,580	\$125,594



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