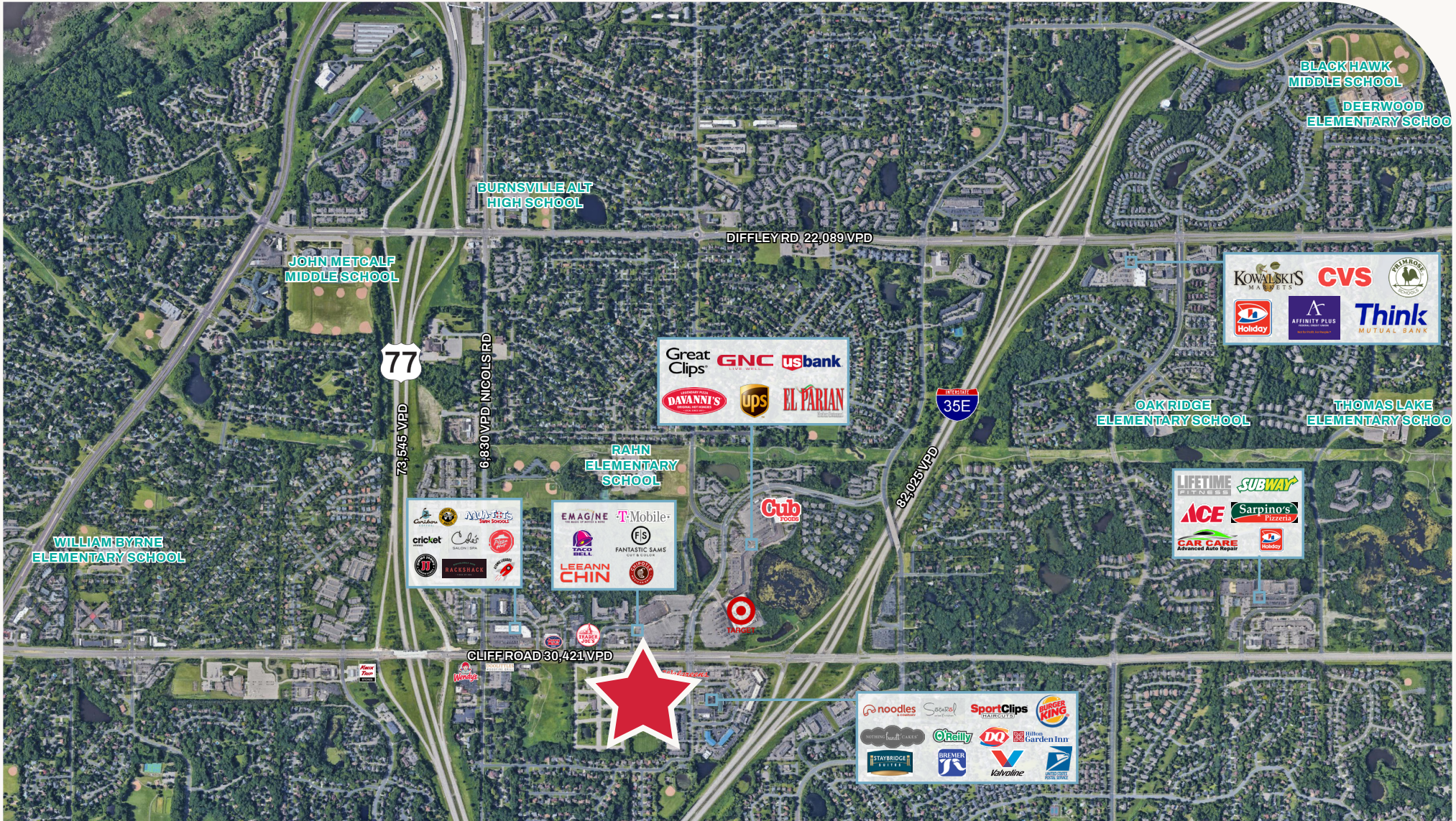


2040 Cliff Road

RETAIL INLINE SPACE FOR LEASE

Eagan, MN



Property Details

Positioned along highly traveled Cliff Road in Eagan, this neighborhood retail center offers strong visibility, convenient access and a well-established surrounding trade area. The property benefits from ample parking and steady daily traffic, making it an ideal opportunity for a variety of retail or service users.

LOCATION

- 2040 Cliff Road | Eagan, MN 55122

BUILDING SIZE

- 7,956 SF

AVAILABLE SPACE

- 1,200 SF [Inline space]

2026 EST. EXPENSES

- \$17.31 PSF Total
[\$7.48 PSF CAM + \$8.99 PSF Tax + \$0.94 PSF Ins]

TRAFFIC COUNTS

- 11,343 vpd - Cliff Lake Rd
- 30,421 vpd - Cliff Rd
- 82,025 vpd - I-35E



Area Retailers



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	8,791	70,389	197,568
DAYTIME POPULATION	7,990	54,323	193,002
AVERAGE HH INCOME	\$124,661	\$127,281	\$122,665

* Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars

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REALTY RESOURCES
MEMBER