

1665 Yankee Doodle Rd

2ND GEN RESTAURANT SPACE AVAILABLE

Eagan, MN 55121



Property Details

LOCATION

- 1665 Yankee Doodle Rd | Eagan, MN

BUILDING SIZE

- 2,400 SF

YEAR BUILT

- 1974

AVAILABLE SPACE

- 2,400 SF

OPERATING EXPENSES

- \$11,824.00 2026 yearly taxes
- User to self-maintain

TRAFFIC COUNTS

- 20,400 vpd - Yankee Doodle Rd
- 26,500 vpd - Pilot Knob Rd

HIGHLIGHTS

- Standalone building with full access off Yankee Doodle Drive
- Dedicated parking lot (30 spaces)
- Prominent pylon sign with electronic reader board
- Dedicated trash enclosure



CO-TENANT RETAILERS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	10,555	49,571	135,549
DAYTIME POPULATION	12,279	71,712	167,832
MEDIAN HH INCOME	\$78,076	\$92,734	\$98,638
AVERAGE HH INCOME	\$102,314	\$130,544	\$134,260

** Sources: ESRI 2024 est & MN Dept of Transportation 2023 Study avgs are per day total cars*



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