

RETAIL FOR LEASE

HILLTOP PLAZA

4168 Pilot Knob Rd, Eagan, MN 55123



AVAILABLE SF:	1,000 - 5,400 SF
LEASE RATE:	\$14.00 SF/Yr Net
LOT SIZE:	1.64 Acres
BUILDING SIZE:	15,458 SF
YEAR BUILT:	1983

PROPERTY OVERVIEW

Excellent opportunity for a large or small retail/office users looking to lease space in Eagan. Located in an Established Neighborhood on the corner of Diffley Rd and Pilot Knob.

PROPERTY FEATURES

- Well-Established Neighborhood Location
- Highly Visible Signage Available
- Access from Pilot Knob Road
- Abundant Parking
- New Ownership
- Net Lease Rate: \$14.00 per sq. ft.
- CAM & RE Taxes: \$7.14 per sq. ft.

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

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SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	4168 Pilot Knob Rd, Eagan, MN 55123
BUILDING SIZE:	15,458 Square Feet
FLOORS:	One
ZONING:	NB - Neighborhood Business
YEAR BUILT:	1983
AVAILABLE SPACE:	1,000-5,400 SF
LEASE RATE:	\$14.00/SF per year (Net Base)
CAM RATE:	\$4.08/SF per year (2017)
TAX RATE:	\$2.16/SF per year (2017)

BUILDING FEATURES

CROSS STREETS:	Diffley Rd & Pilot Knob Rd
NEARBY FREEWAYS:	I-35E
SIGNAGE:	Building signage for all tenants
CURRENT SHARED TENANTS:	MGM Liquor, Sylvan Learning
PARKING LOT:	87 Parking Spaces
ACCESSIBILITY:	Lot accessible from Pilot Knob Rd & Hilltop Ln
TRAFFIC COUNT:	20,200+ vpd on Pilot Knob Rd & 12,700+ vpd on Diffley Rd.
BUILDING AMENITIES:	Abundant Parking Building Signage Available
LOCATION AMENITIES:	High Visibility High Income Demographics

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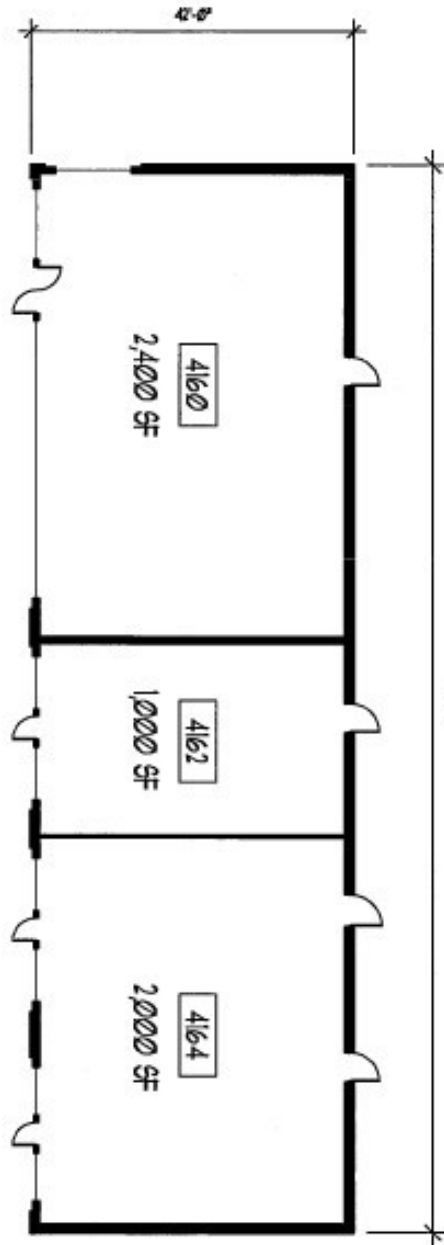
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RETAIL FOR LEASE

SUITE 4160-4164: 1,000-5,400 SF

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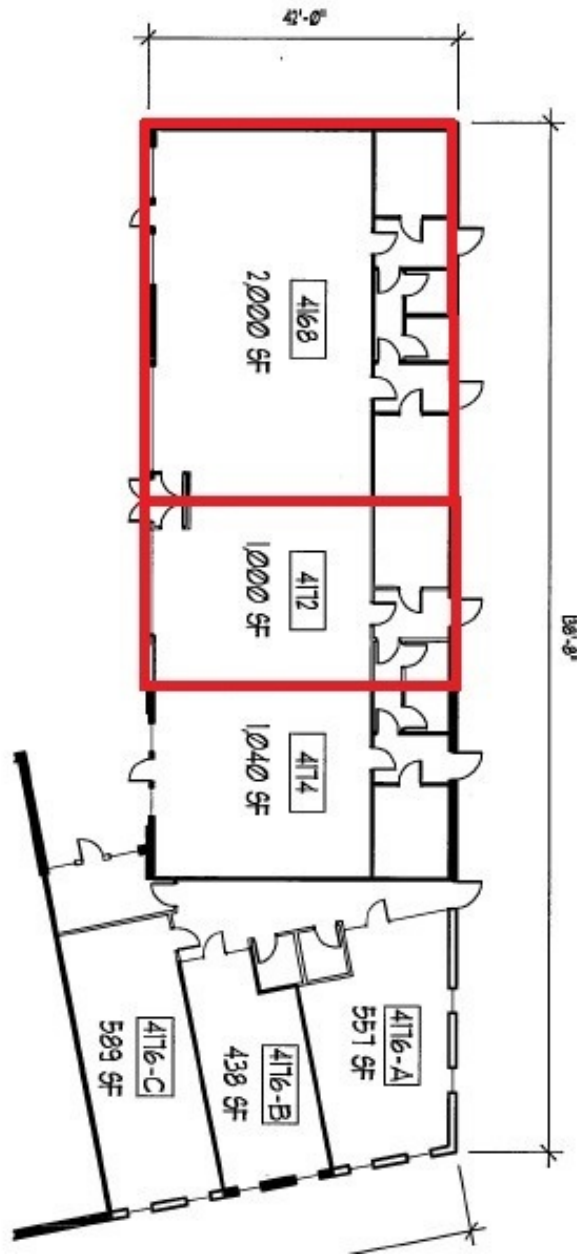
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RETAIL FOR LEASE

SUITE 4168-4172: 1,000-3,000 SF

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AERIAL MAP

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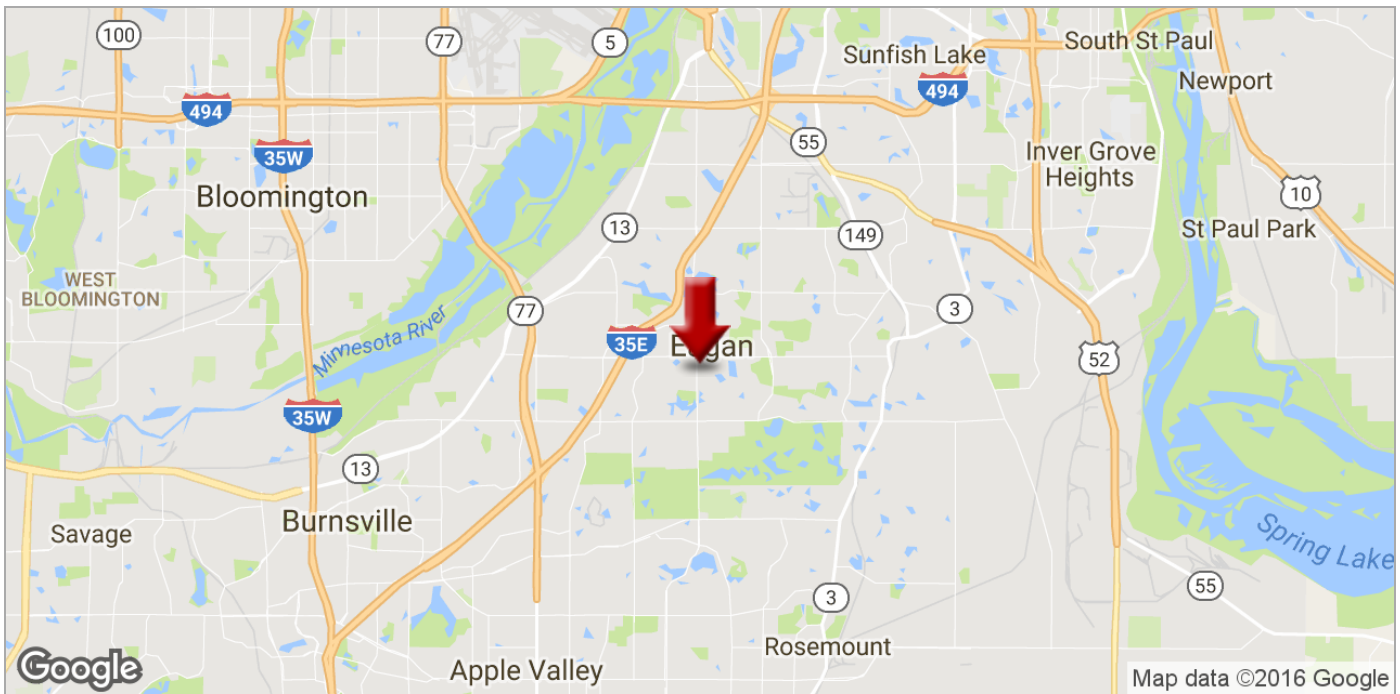
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kwcmidwest.com/

LOCATION MAP

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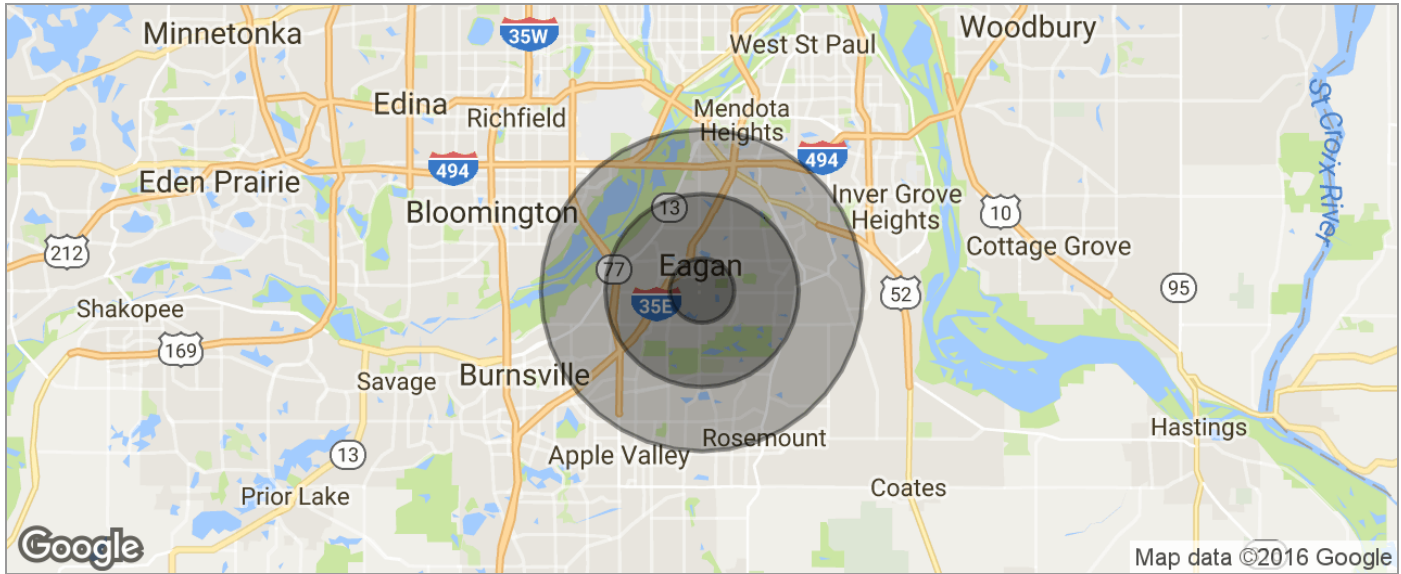
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DEMOGRAPHICS

4168 Pilot Knob Rd, Eagan, MN 55123



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,560	60,431	137,413
MEDIAN AGE	39.4	36.6	36.5
MEDIAN AGE (MALE)	37.9	35.6	35.3
MEDIAN AGE (FEMALE)	41.5	37.3	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,418	23,644	52,973
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$121,826	\$102,965	\$99,001
AVERAGE HOUSE VALUE	\$342,943	\$312,361	\$298,752
RACE	1 MILE	3 MILES	5 MILES
% WHITE	83.8%	83.2%	83.2%
% BLACK	2.8%	5.5%	5.7%
% ASIAN	9.8%	6.9%	6.2%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	0.2%	0.1%	0.4%
% OTHER	0.6%	1.3%	1.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.9%	3.6%	4.2%

* Demographic data derived from 2010 US Census

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