



855 Vikings Parkway | Eagan, MN 55121

Retail/Office/Medical For Lease

855 Vikings Parkway is a proposed +/- 24,000 SF development that is located directly south of I-494 on the NE corner of Dodd Road (149) and Vikings Parkway in Eagan, MN. This 5-acre corner parcel is situated at the main access point to Vikings Lakes, the Minnesota Vikings training facility and 200-acre development. The site is zoned for medical, retail, office, restaurant, and bank with drive-thru capabilities. Construction is estimated to start summer 2019 with delivery to tenants Q1 2020.

Demographics:

- 2018 Average Daytime Population: 86,434
- 2018 Average Household Population: 67,641
- 2023 Average Household Population: 70,022
- 2018 Average Household Income: \$116,911
- 2023 Average Household Income: \$130,667

Traffic Counts:

- Dodd Road: 22,900 vpd
- Vikings Parkway: 1,300 vpd
- I-494 East: 106,000 vpd
- I-494 West: 113,000 vpd

Highlights and Features:

- 5-acre development site
- Possible uses include banking and financial services; medical such as urgent care, chiropractor, family medicine and dental; retail such as coffee, fitness, sporting goods, restaurant, hair/nails/spa
- The Minnesota Vikings 200-acre development is a ½ mile east of the site. In addition to the training facility, construction has begun on a new hotel and conference center
- Top area employers: Thomson Reuters, Blue Cross Blue Shield, USPS, Ecolab, Coca-Cola, Prime Therapeutics, Wells Fargo Home Mortgage, Argosy University, The Minnesota Vikings, Twin Cities Orthopedics, Prime Therapeutics, Patterson Dental, Learning Edge, Caribou, Jimmy John's, New Horizons, Alexander's Mobility Services, Country Inn & Suites, Minnesota Occupational Health
- New construction with high-end contemporary natural finishes including wood and metal accents



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Proposed Site Plan (subject to change)

STATS

All on grade

A. RETAIL:	15,500 sf
Parking @ 5/1000sf	78
Parking @ 1/150sf	103
Parking Provided	120
B. RESTAURANT:	6,000 sf
Parking @ 1/3 seats	88
Parking Provided	64
+(Retail Shared)	
C. DRIVE THROUGH:	2,500 sf
Parking @ 1/60sf	41
Parking Provided	42
PARKING REQUIRED	207
PARKING PROVIDED	226



855 Vikings Parkway, Eagan, MN

OPTION 4

Aerial



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