

DIFFLEY MARKETPLACE

1004-1020 Diffley Rd., Eagan, MN 55123



STERLING
ORGANIZATION

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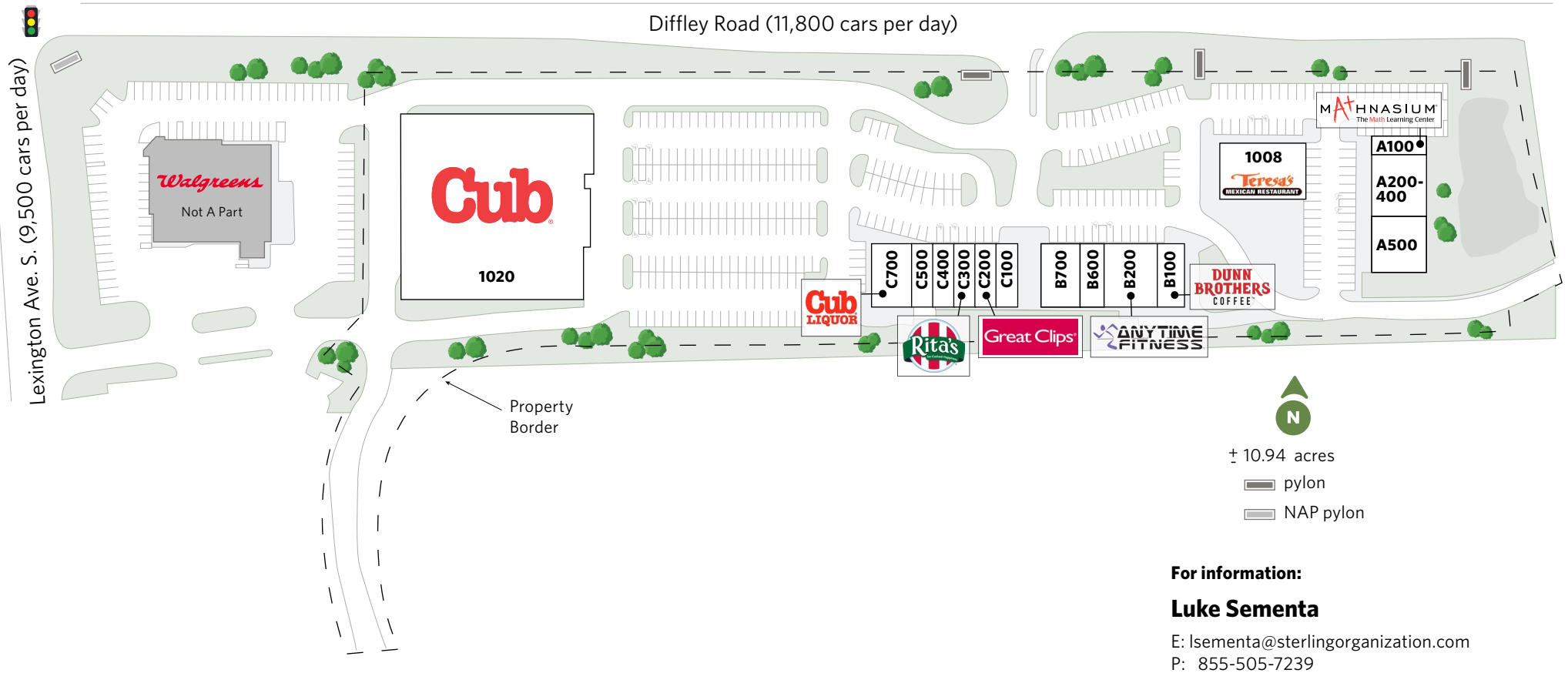
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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
1020	Cub	42,600	C300	Rita's Italian Ice Cream	1,113	B600	ChiroWay	1,030	A100	Mathnasium	1,200
C700	Cub Liquor	3,844	C200	Great Clips	1,153	B200	Anytime Fitness	4,120	A500	Duck!	3,802
C500	Pawlished Pets Grooming Salon	1,240	C100	Oryza Poke & Ramen	1,478	B100	Dunn Brothers Coffee Eagan	1,878	1008	Teresa's Mexican Restaurant	5,580
C400	Star Nails	1,200	B700	Hope Breakfast Bar	3,000	A200-400	Minnesota Orthodontics	4,245			

Total Square Feet: 77,483

[illegible]

	1 Mile	3 Mile	5 Mile
Population:	7,333	51,572	129,679
Avg. HH Income:	\$184,031	\$167,878	\$151,873
Median HH Income:	\$146,946	\$131,960	\$119,815

Traffic Count: 21,300 cars/day

The map illustrates the Diffley Marketplace and its surrounding commercial landscape. The marketplace is centrally located and highlighted with a yellow box, featuring logos for Cub, Teresa's Mexican Restaurant, Dunn Brothers Coffee, Rita's, MATHNASIUM, and Great Clips. Three concentric circles represent the 1-mile, 3-mile, and 5-mile radii from the marketplace. The 1-mile radius circle encompasses a dense cluster of businesses, including Walmart, Target, Amazon, Costco, and various fast-food chains like McDonald's, Burger King, and Arby's. The 3-mile and 5-mile radii circles extend further out, showing a more dispersed distribution of businesses, including HomeGoods, TJ-Maxx, and various pharmacies and service centers. The map also shows the Diffley River and surrounding green spaces.