



Southwest Station

13250 Technology Dr
Eden Prairie, MN

LAUREN KESSLER
952 897 7779
lauren.kessler@colliers.com

MOLLY TOWNSEND
952 897 7825
molly.townsend@colliers.com



COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

PROPERTY FEATURES

- › 4,632 SF restaurant space available
- › Divisible to 2,000 sf
- › Large Patio Space
- › Co-tenants include: Caribou, Chipotle, Naf Naf and Noodles
- › Adjacent to Future Southwest Light Rail Station
- › Significant Daytime Population
- › Adjacent to existing park 'n ride transit station

RETAIL FOR LEASE > Southwest Station

- > **Address** 13250 Technology Dr, Eden Prairie, MN
- > **Description** Restaurant Space
- > **Available** 4,632 SF Former Restaurant with Patio

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	9,401	52,347	141,780
Median HH Income	\$63,616	\$91,483	\$92,392
Average HH Income	\$83,041	\$125,024	\$127,604
Daytime Population	15,375	81,692	185,622

TRAFFIC COUNTS:

- > Hwy 212: 101,000 vpd
- > Prairie Center Dr: 33,000 vpd

** Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

OPERATING EXPENSES:

- > \$18.47 PSF

AREA TENANTS:

- > Chipotle
- > R-Taco
- > Costco
- > Target
- > Menards
- > Kohl's
- > Cafe Zupas
- > Noodles & Company
- > Caribou Coffee
- > Cub Foods
- > Lund's & Byerly's
- > Von Maur
- > Scheel's
- > McDonald's
- > Naf Naf Grill
- > Pacific Dental
- > Walmart
- > Home Depot
- > Best Buy
- > JCPenney
- > Punch Pizza



CONTACT US

LAUREN KESSLER
952 897 7779
lauren.kessler@colliers.com

MOLLY TOWNSEND
952 897 7825
molly.townsend@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
952 897 7700
www.colliers.com/msp