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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

OPERATING EXPENSES:

> \$18.47 PSF

AREA TENANTS:

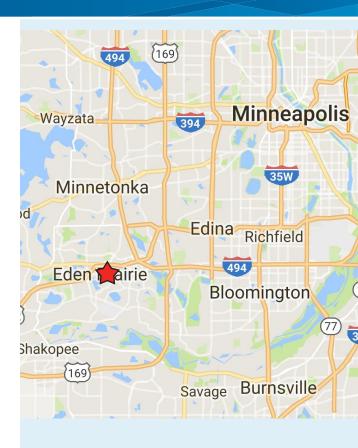
ChipotleNoodles & CompanyNaf Naf GrillR-TacoCaribou CoffeePacific Dental

> Target > Lund's & Byerly's > Home Depot

> Menards> Von Maur> Kohl's> Scheel's> Best Buy> JCPenney

> Cafe Zupas > McDonald's > Punch Pizza





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