



# FOR SALE

## Prior Lake 9.28 Acres

5635 Eagle Creek Avenue SE  
Prior Lake, MN

NATE HANSEN  
952 374 5856  
[nate.hansen@colliers.com](mailto:nate.hansen@colliers.com)

ANDY HEIEIE  
952 897 7816  
[andy.heieie@colliers.com](mailto:andy.heieie@colliers.com)



COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com/msp](http://www.colliers.com/msp)

## PROPERTY DETAILS

- › Land for Sale or Lease
- › Up to 5.73 contiguous acres available
- › Property contains a 0.85 acre pad ready site
- › Utilities located in Credit River Rd
- › Located in a demographically strong community with strong growth
- › Adjacent to brand new Kwik Trip convenience store
- › Outstanding investment opportunity in the city of Prior Lake



# FOR SALE > Prior Lake 9.28 Acres

**Address:** 5635 Eagle Creek Ave SE  
Prior Lake, MN 55372

**Description:** 9.28 Acres Available

**Zoning:** C-2, General Business

**Land Use:** C-CC, Community Retail Shopping

DEMOGRAPHICS:	1 Miles	3 Miles	5 Miles
Population	6,194	28,531	63,106
Median HH Income	\$80,542	\$95,801	\$100,740
Average HH Income	\$100,399	\$121,232	\$126,763

## Traffic Counts:

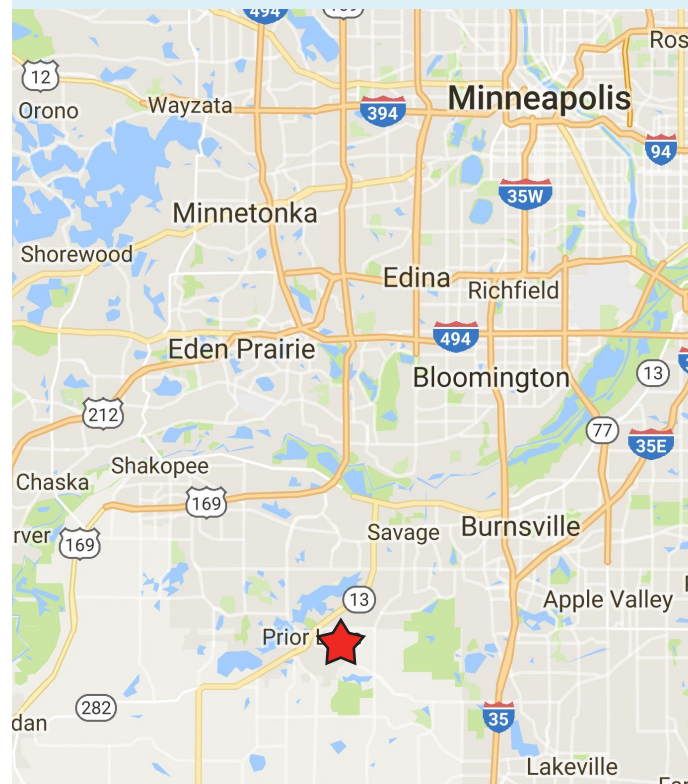
- > Eagle Creek Ave SE: 15,100 vpd
- > Fish Point Rd: 2,500 vpd

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

## Area Tenants:

- > Lunds & Byerlys
- > Kwik Trip
- > McDonald's
- > Subway
- > Domino's
- > Burger King
- > Klein Bank
- > Holiday Stationstore
- > Dairy Queen

**Sale Price:** \$8.00 PSF



## CONTACT US

NATE HANSEN  
952 374 5856  
[nate.hansen@colliers.com](mailto:nate.hansen@colliers.com)

ANDY HEIEIE  
952 897 7816  
[andy.heieie@colliers.com](mailto:andy.heieie@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 for 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](http://www.colliers.com/msp)