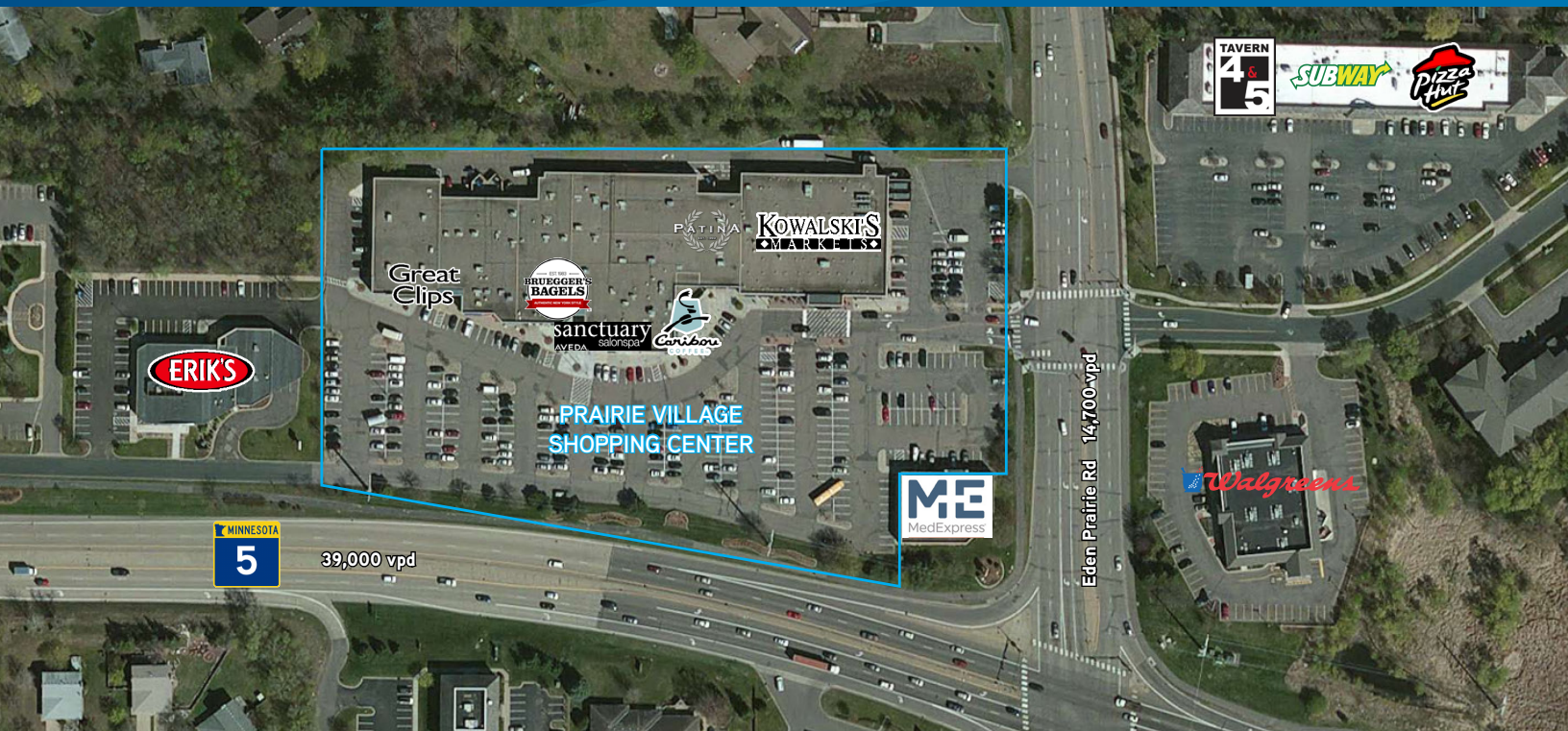


FOR LEASE > RETAIL

Prairie Village Shopping Center

16490 W 78TH STREET | EDEN PRAIRIE, MN 55346



WELSH



Contact Us

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PARTNER **XTEAM**
RETAIL ADVISORS

Site Information

- > **Location** NWC Hwy 5 & Eden Prairie Rd | Eden Prairie, MN
- > **Description** Neighborhood Center
- > **Year Built** 1993
- > **Parking** 487 spaces
- > **Center GLA** 78,313 SF

AVAILABLE FOR LEASE:

- > 2,842 SF
- > 1,275 SF

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	5,382	60,062	126,532
Median HH Income	\$99,657	\$97,915	\$93,106
Average HH Income	\$136,055	\$132,335	\$126,761

* Source: ESRI, 2014 Estimates

TRAFFIC COUNTS:

- > Eden Prairie Rd: 14,700 vpd
- > Hwy 5: 39,000 vpd

* Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars

2018 EST. CAM & REAL ESTATE TAX:

- \$4.01 per square foot CAM
- \$5.89 per square foot Tax
- \$0.29 per square foot Insurance
- \$10.20 per square foot Total

CENTER TENANTS:

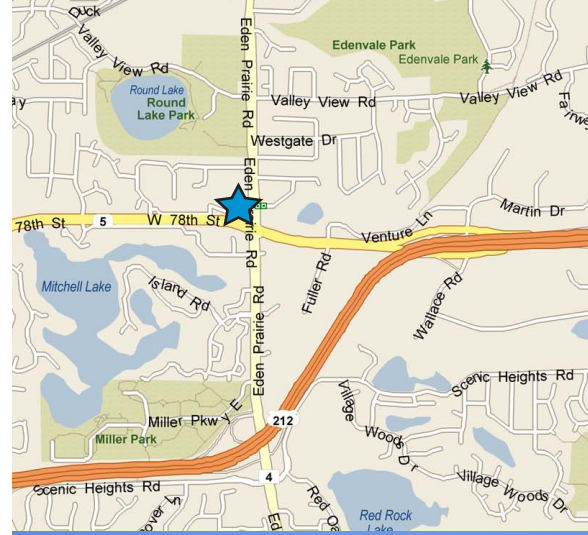
- > **Kowalski's**
- > Clean'n'Press
- > Patina
- > Caribou Coffee
- > UPS
- > Sanctuary SalonSpa
- > Great Clips
- > Bruegger's Bagels

AREA TENANTS:

- > Walgreens
- > Pizza Hut
- > Erik's Bike Shop
- > Subway
- > Dairy Queen
- > Tavern 4 & 5
- > Burger King
- > Super America
- > MedExpress

COMMENTS:

This prime corner opportunity (Highway 5 and Eden Prairie Road) offers space on a highly traveled stop lit intersection anchored by Kowalskis. Nestled in the midst of high income residents, the location provides a convenient and very accessible shopping experience with unmatched signage opportunity.



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