RETAIL FOR LEASE >

Eden Prairie Village

16490 W 78th Street | Eden Prairie, MN 55346











CONTACT US >

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RETAIL SPACES > FOR LEASE

> 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:

> 1.775 SF > 2,842 SF (lease pending)

> 1,275 SF (lease pending)

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

TRAFFIC COUNTS:

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

2019 EST. CAM & REAL ESTATE TAX:

\$4.56 per square foot CAM \$5.83 per square foot Tax \$0.33 per square foot Insurance \$10.72 per square foot Total

CENTER TENANTS:

> Kowalski's > Caribou Coffee > Great Clips

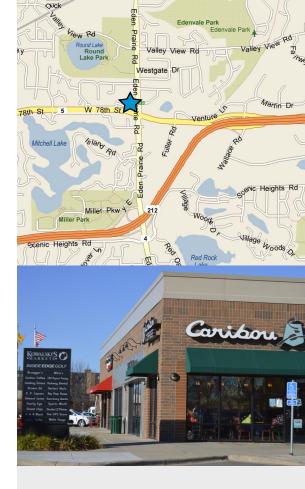
> Bruegger's Bagels > Clean'n'Press > UPS > Patina > Freeziac > Sanctuary Salon Spa

AREA TENANTS:

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

COMMENTS:

This prime corner opportunity (Highway 5 and Eden Prairie Road) offers space on a highly traveled stop lit intersection anchored by Kowlaskis. 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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^{*} Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars