



FOR SALE

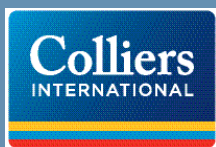
Eden Prairie 5.12 Acres

Pioneer Trl & Hennepin Town Rd
Eden Prairie, MN

NATE HANSEN
952 374 5856
nate.hansen@colliers.com

ANDY HEIEIE
952 897 7816
andy.heieie@colliers.com

TED GONSOR
952 897 7744
ted.gonsor@colliers.com



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

PROPERTY DETAILS

- › Land for Sale or Lease
- › Up to 3.93 Contiguous Acres Available
- › Fantastic Land Opportunity in the City of Eden Prairie
- › Easy Access to Hwy 169 & I-494
- › Utilities Available
- › Signalized Intersection
- › Strong Population and Demographics
- › Area Tenants: Jerry's Foods, Walgreens, Papa Murphy's, McDonald's, Starbucks and Many More

FOR SALE > Eden Prairie 5.12 Acres

Address:

Pioneer Trl & Hennepin Town Rd
Eden Prairie, MN 55347

Description:

5.12 Acres Available

Land Use:

Neighborhood Commercial

Zoning:

N-Com Neighborhood Commercial
- (3.93 acres)
OFC Office
- (1.19 acres)

DEMOGRAPHICS:

	1 Miles	3 Miles	5 Miles
Population	10,402	46,316	128,603
Median HH Income	\$104,376	\$84,985	\$84,542
Average HH Income	\$136,270	\$117,652	\$116,157

Traffic Counts:

Highway 169 - 89,000 vpd

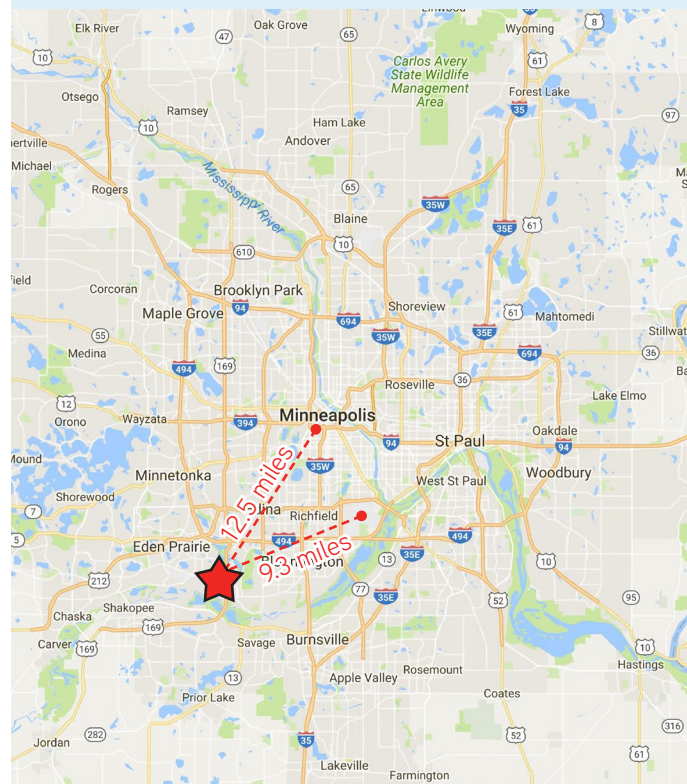
I-494 - 121,000 vpd

Pioneer Trl - 14,900 vpd

Hennepin Town Rd - 3,850 vpd

Sale Price:

3.93 Acres - \$22 PSF
1.19 Acres - \$15 PSF



CONTACT US

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952 374 5856
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ANDY HEIEIE
952 897 7816
andy.heieie@colliers.com

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952 897 7744
ted.gonsior@colliers.com



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