



8108 Eden Road
Eden Prairie, MN 55344



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EXCLUSIVELY PRESENTED BY:



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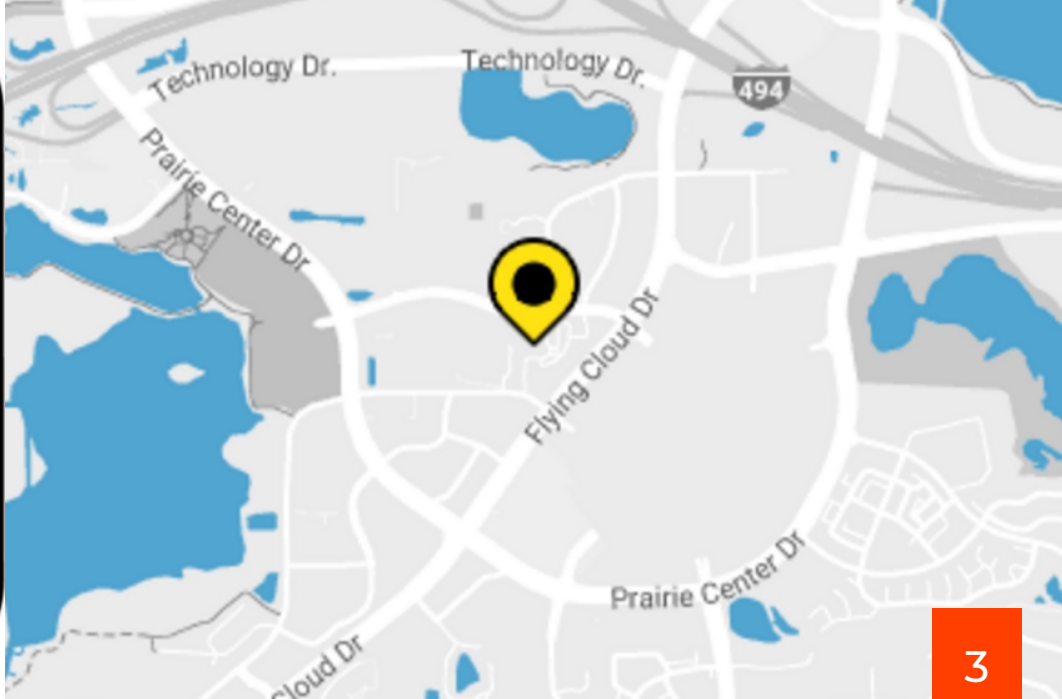
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PROPERTY SUMMARY

Offering Price	\$1,600,000.00
Building SqFt	5,645 SqFt
Year Built	1997
Lot Size (acres)	0.56
Parcel ID	14-116-22-24-0006
Zoning Type	Commercial
County	Hennepin
Frontage	146.00 Ft
Coordinates	44.856230,-93.429753

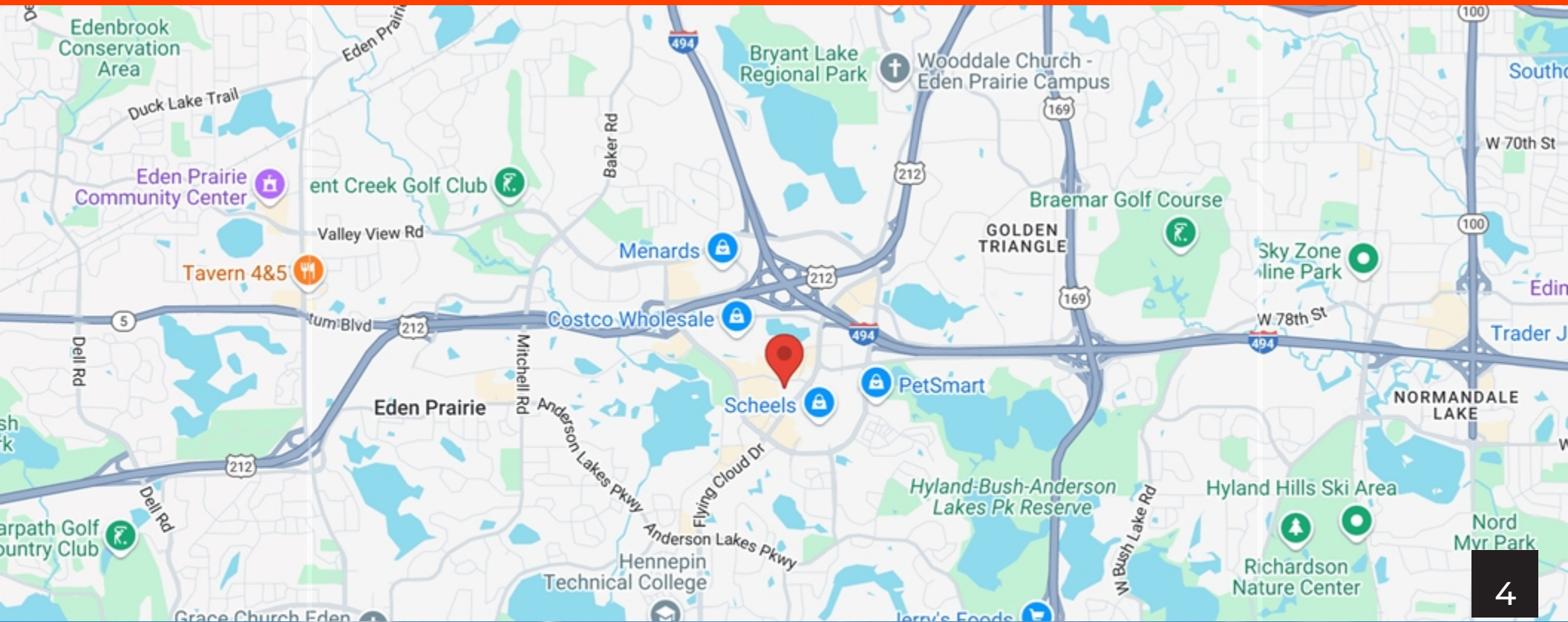
INVESTMENT SUMMARY

Walleye Brokerage, LLC is pleased to present the opportunity to acquire the fee simple interest (land & building) in a single tenant, absolute NNN leased investment property located in Eden Prairie, MN. Great opportunity for an absentee investor to sit back and collect. Tenant maintains the property and pays all operating expenses directly. Property is strategically located on Eden Rd with tremendous exposure and visibility on a signalized intersection.



INVESTMENT HIGHLIGHTS

- ABSOLUTE NNN LEASE: Tenant responsible for 100% of Property Maintenance, Insurance and reimbursement of Real Estate Taxes.
- Long-tenured tenancy.
- Absolute NNN Lease | Fee Simple Ownership | No Landlord Responsibilities.





LOCATION HIGHLIGHTS

- Located in a busy retail area, surrounded by national retail brands including: Wal-Mart, Target, Walgreens, McDonalds, Scheels, LifeTime Fitness, Chick-fil-A, Taco Bell, Costco, and many others.
- The property offers convenient access to shoppers from the high-density middle and upper-middle income residential neighborhoods.
- Conveniently located off of Flying Cloud Drive.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
	Car-X	5,645	\$124,164.00	\$22.00	Tax - \$28,944.00	06/14/2007	06/30/2027
	Total Occupied	5645	\$124,164.00				
	TOTAL	5645	\$124,164.00		\$28,944.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$1,600,000.00
PRICE PSF	\$283.44
YEAR 1 NOI	\$124,164.00
YEAR 1 CAP RATE	7.76%
YEAR 1 LEVERAGED CASH / CASH RETURN	7.76%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	09/04/2024
MARKET RENT/SF	\$22.00

EXPENSE BREAKDOWN

PROPERTY TAX	\$28,944.00
TOTAL EXPENSES	\$28,944.00



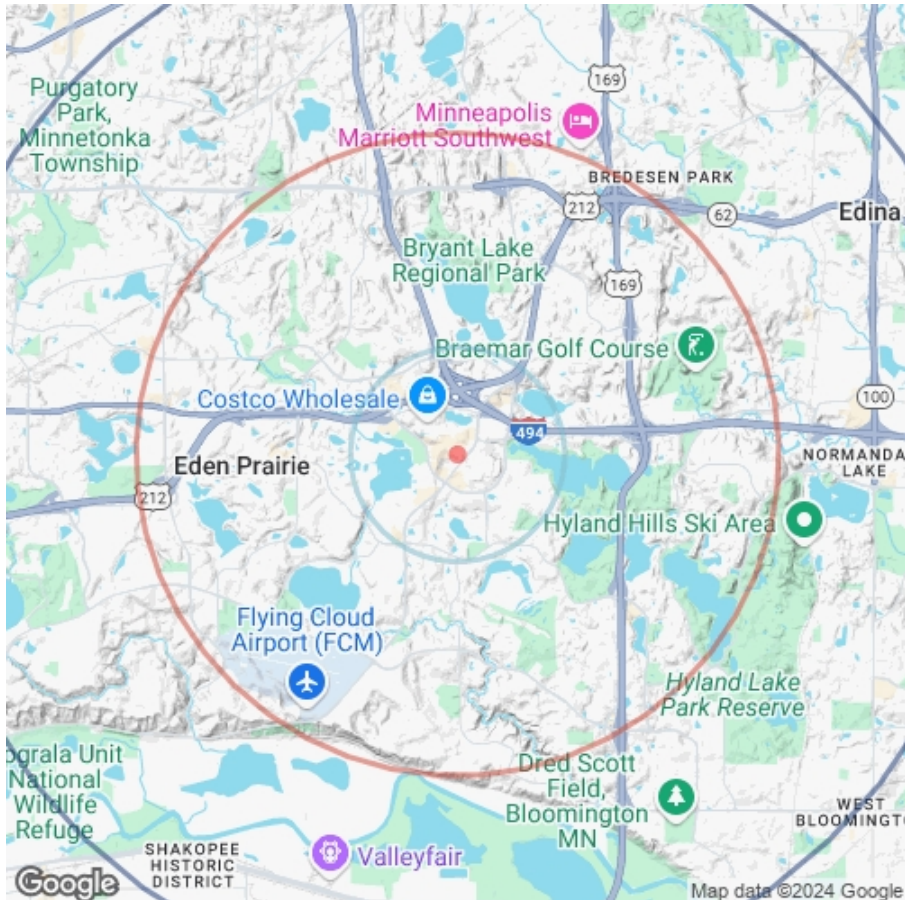
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$124,164.00	\$124,164.00
SCHEDULED BASE RENTAL REVENUE	\$124,164.00	\$124,164.00
TAX	\$28,944.00	\$28,944.00
TOTAL POTENTIAL GROSS REVENUE	\$153,108.00	\$153,108.00
EFFECTIVE GROSS REVENUE	\$153,108.00	\$153,108.00
OPERATING EXPENSES		
PROPERTY TAX	\$28,944.00	\$28,944.00
TOTAL OPERATING EXPENSES	\$28,944.00	\$28,944.00
NET OPERATING INCOME	\$124,164.00	\$124,164.00
CAP RATE		7.76%

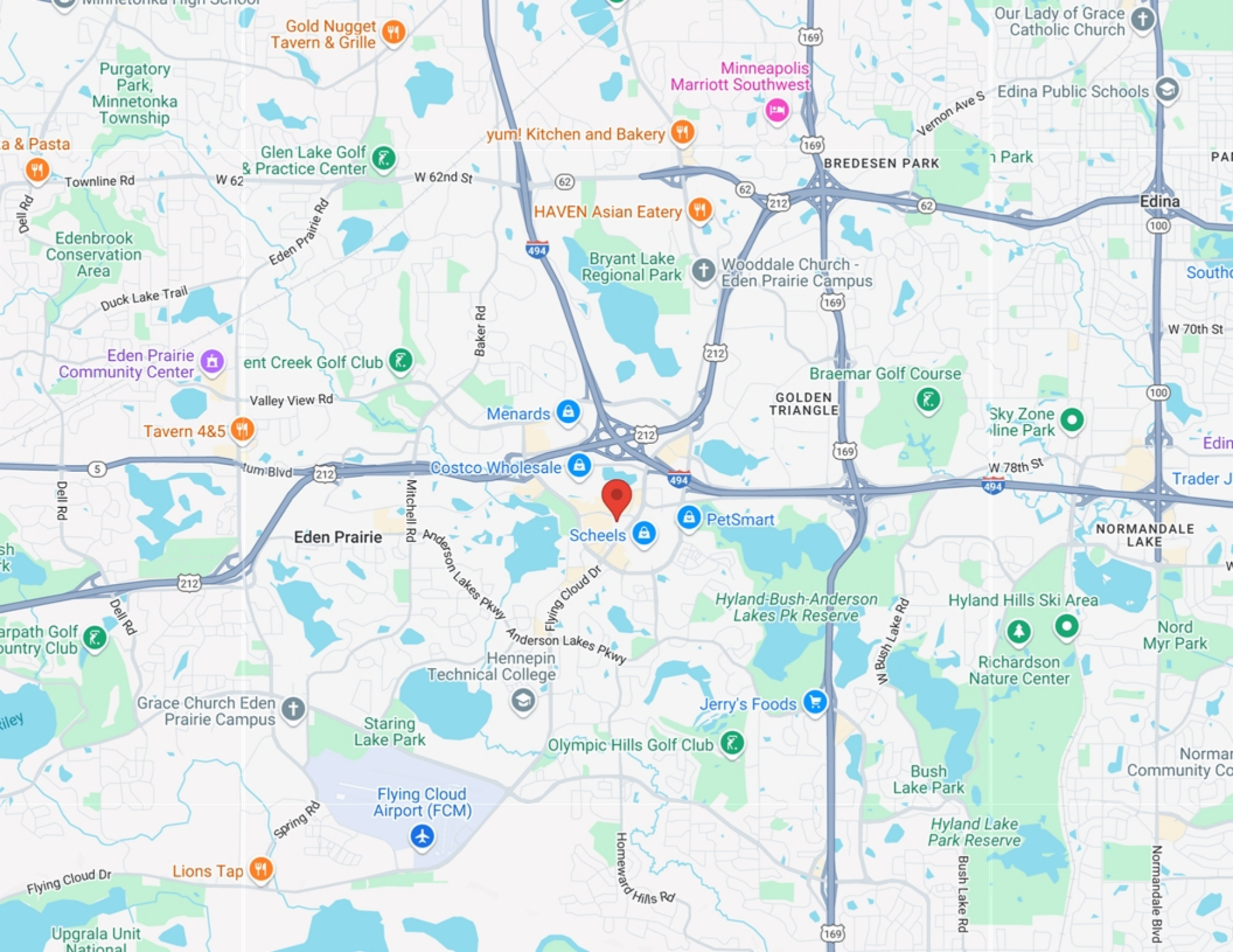
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,958	45,677	138,040
2010 Population	7,004	47,686	141,235
2024 Population	7,915	51,258	150,584
2029 Population	8,367	52,771	153,576
2024-2029 Growth Rate	1.12 %	0.58 %	0.39 %
2024 Daytime Population	17,930	89,631	216,107

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	228	767	2,656
\$15000-24999	166	598	2,480
\$25000-34999	165	795	2,479
\$35000-49999	225	1,375	4,061
\$50000-74999	469	2,711	7,728
\$75000-99999	636	2,810	7,335
\$100000-149999	1,136	4,599	12,180
\$150000-199999	169	2,434	7,520
\$200000 or greater	309	4,975	16,617
Median HH Income	\$ 93,165	\$ 111,642	\$ 115,067
Average HH Income	\$ 108,216	\$ 158,951	\$ 165,859



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,240	18,235	56,013
2010 Total Households	3,454	20,113	59,170
2024 Total Households	3,506	21,072	63,066
2029 Total Households	3,757	22,037	65,372
2024 Average Household Size	2.19	2.41	2.37
2024 Owner Occupied Housing	999	13,747	43,130
2029 Owner Occupied Housing	1,037	13,958	43,684
2024 Renter Occupied Housing	2,507	7,325	19,936
2029 Renter Occupied Housing	2,720	8,078	21,688
2024 Vacant Housing	565	1,440	3,508
2024 Total Housing	4,071	22,512	66,574



Gold Nugget Tavern & Grille

Purgatory Park, Minnetonka Township

Minneapolis Marriott Southwest

Our Lady of Grace Catholic Church

Edina Public Schools

yum! Kitchen and Bakery

BREDESEEN PARK

a & Pasta

Glen Lake Golf & Practice Center

HAVEN Asian Eatery

Bryant Lake Regional Park

Wooddale Church - Eden Prairie Campus

Edenbrook Conservation Area

ent Creek Golf Club

Braemar Golf Course

Duck Lake Trail

Eden Prairie Community Center

Menards

GOLDEN TRIANGLE

Valley View Rd

Tavern 4&5

Costco Wholesale

Scheels

PetSmart

Sky Zone inline Park

Eden Prairie

NORMANDALE LAKE

Hennepin Technical College

Hyland-Bush-Anderson Lakes Pk Reserve

Hyland Hills Ski Area

Nord Myr Park

Grace Church Eden Prairie Campus

Staring Lake Park

Jerry's Foods

Richardson Nature Center

Norman Community Co

Flying Cloud Airport (FCM)

Bush Lake Park

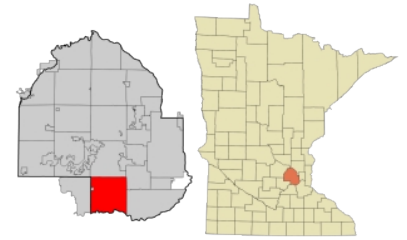
Hyland Lake Park Reserve

Lions Tap

Upgrala Unit National

ABOUT EDEN PRAIRIE

Eden Prairie is a city 12 miles (19 km) southwest of downtown Minneapolis in Hennepin County and the 16th-largest city in the State of Minnesota, United States. At the 2020 census, it had a population of 64,198. The city is adjacent to the north bank of the Minnesota River, upstream from its confluence with the Mississippi River.



CITY OF EDEN PRAIRIE

INCORPORATED 10/21/1962

AREA

CITY 35.2 SQ MI

LAND 32.5 SQ MI

WATER 2.7 SQ MI

ELEVATION 886 FT

POPULATION

POPULATION 64,198

ESTIMATE (2022) 62,476

RANK 16

DENSITY 1,975.57 SQ MI

URBAN 2,650,890



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WALLEYE BROKERAGE, LLC ADVISOR FOR MORE
DETAILS.**