

RETAIL FOR LEASE

EDEN PRAIRIE VILLAGE

16490 W 78th Street | Eden Prairie, MN 55436



TRANSWESTERN

REAL ESTATE
SERVICES



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Owned By:



First Washington Realty

OVERVIEW



PROPERTY INFORMATION

- Location: NWC Hwy 5 & Eden Prairie Rd | Eden Prairie
- Building GLA: 86,536 sq. ft.



AVAILABLE

- 900 sq. ft. | Suite 06
- 1,775 sq. ft. | Suite 08
- 5,000 sq. ft. | Suite 24A
- 2,044 sq. ft. | Suite 24B

2024 EST CAM/TAX

- \$13.83 psf
(\$7.02 psf CAM + \$6.28 psf Taxes + \$0.53 psf Insurance)



DEMOGRAPHICS

Radius:	3 Mile	5 Mile	7 Mile
Population	58,975	132,267	256,721
Median HH Income	\$114,842	\$111,796	\$104,938
Average HH Income	\$119,077	\$114,208	\$107,627

* Sources: Placer.ai 2021 est & MN Dept of Transportation 2021 Study avgs are per day total cars



TRAFFIC COUNTS

- 15,000 vpd - Eden Prairie Rd
- 36,000 vpd - Hwy 5



COMMENTS

- This prime corner opportunity offers space on a highly traveled stoplight intersection anchored by Kowlaski's Market. Nestled in the midst of high-income residents, the location provides a convenient and very accessible shopping experience with fantastic signage opportunity.



EDEN PRAIRIE VILLAGE RETAILERS



OVERALL SITE PLAN

Eden Prairie Village



TENANT	SF
Kowalski's	22,866
Patina	5,250
Eden Prairie Liquor	8,001
Inside Edge Golf	6,276
Parkway Dental	3,390
AVAILABLE	900
Lisa's Tailor Shop	475
AVAILABLE	1,775
Perfect Nails	1,076
Way Cool Cooking	2,051
H&R Block	1,260
OSR Physical Therapy	5,140
Edward Jones	1,000
JES Naturals	1,600
Family Eye Clinic	2,750
Great Clips	921
Nautical Bowl	1,275
Freeziac	1,045
Bruegger's Bagels	1,450
UPS Store	1,150
Bombay Pizza	2,842
Sanctuary Salon	4,150
Caribou Coffee	1,670
AVAILABLE	5,000
AVAILABLE	2,044