

RETAIL FOR LEASE

# EDEN PRAIRIE VILLAGE

16490 W 78th St | Eden Prairie, MN 55436



TRANSWESTERN

REAL ESTATE  
SERVICES



Kris Schisel 612.359.1691

Owned By:





# EDEN PRAIRIE VILLAGE OVERVIEW

**LOCATION:** NWC Hwy 5 & Eden Prairie Rd  
Eden Prairie, MN

**BUILDING GLA:** 86,536 sq. ft.

## AVAILABILITY

**SUITE 06:** 900 sq. ft.

**SUITE 08:** 1,775 sq. ft.

**SUITE 24B:** 2,044 sq. ft. - Lease Pending

**CAM + TAX:** \$12.43 sq. ft. total 2025 est.  
[\$5.62 psf CAM + \$6.32 psf tax + \$0.49 psf ins.]

## TRAFFIC COUNTS

**15,000 vpd** | Eden Prairie Rd

**36,000 vpd** | Hwy 5

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 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: ESRI 2022 est & MN Dept of Transportation 2023 Study avgs are per day total cars*

## CONTACT

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## PROPOSED CONCEPT



## COMMENTS

This prime corner location offers high visibility at a busy stoplight intersection, anchored by Kowalski's Market. Surrounded by affluent residents, it provides easy access and excellent signage for a convenient shopping experience.

## CO-TENANTS



Owned By:



# EDEN PRAIRIE VILLAGE OVERALL SITE PLAN



**REALTY  
RESOURCES**  
MEMBER



TENANT	SF
Kowalski's	22,866
Patina	5,250
Eden Prairie Liquor	8,001
Inside Edge Golf	6,276
Parkway Dental	3,390
<b>AVAILABLE</b>	<b>900</b>
Lisa's Tailor Shop	475
<b>AVAILABLE</b>	<b>1,775</b>
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
VEG	5,000
<b>AVAILABLE</b>	<b>2,044</b>

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