



1.19 Acres

Under Contract 3.93 Acres



15,400 vpd

94,000 vpd

Proposed Senior Housing



Land Opportunity

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Eden Prairie 5.12 Acres; For Sale or Lease

Pioneer Trail & Hennepin Town Road, Eden Prairie, MN 55347

Property details

- Land for sale or lease
- 1.19 acres available - 3.93-acre parcel under contract
- 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

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For Sale or Lease

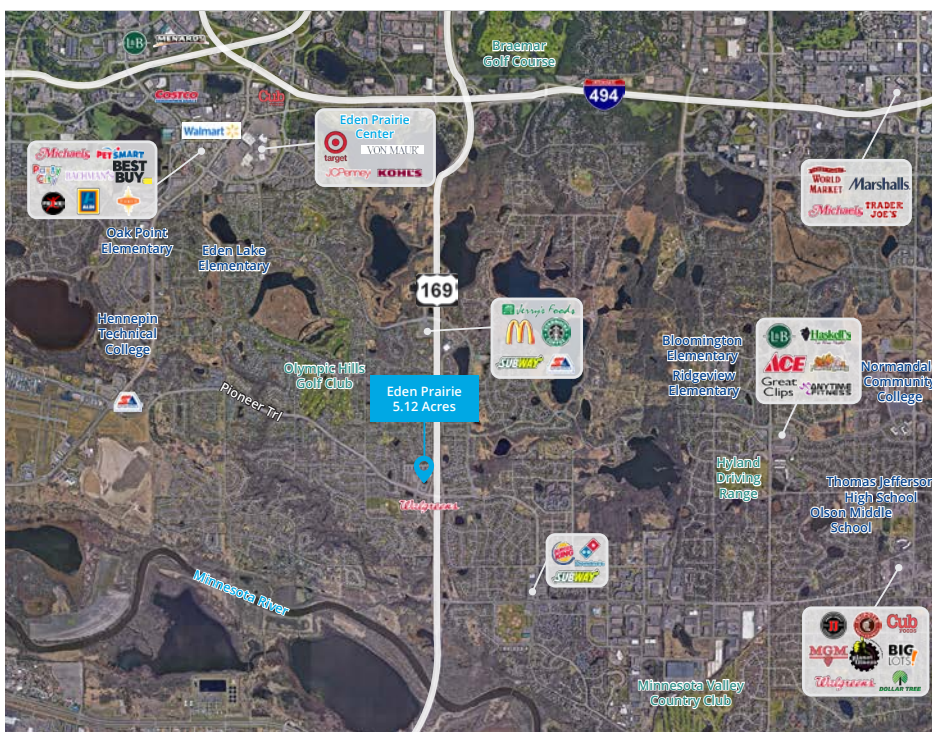
Site Information

Address:	Pioneer Trail & Hennepin Town Road			
Location:	Eden Prairie, MN			
Description:	5.12 acres available - 3.93 acres under contract			
Land Use:	Neighborhood Commercial			
Zoning:	1.19 acres	OFC: Office		
	3.93 acres	N-Com: Neighborhood Commercial		
Demographics*:		1 mi	3 mi	5 mi
	Population	9,681	45,785	131,114
	Median HH Income	\$113,200	\$102,817	\$101,867
	Average HH Income	\$149,494	\$137,858	\$136,321
Traffic Counts**:	Highway 169 - 92,000 vehicles per day			
	Pioneer Trail - 15,400 vehicles per day			
Pricing:	1.19 acres - \$15 PSF			
	3.93 acres - Under contract			

*Source: Esri, U.S. Census, 2021

**Source: Minnesota Department of Transportation 2018/2020 Study averages are per day total cars

Area Aerial



Area Tenants



Contact us:

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