

Colliers



Bush Lake
Pet Hospital

KINDERBERRY HILL
CHILD DEVELOPMENT CENTERS

Pioneer Trl
Hennepin Town Rd

Walgreens

93,000 vpd

12,907 vpd

Pioneer Trl

169

Prairie Bluffs
Senior Living

Frank Park

Bloomington Ferry Rd

Premier Development Site

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For Sale 3.93 Acres

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

PROPERTY DETAILS

- Fantastic land opportunity in the City of Eden Prairie
- 3.93 acres
- 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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Accelerating success.

For Sale

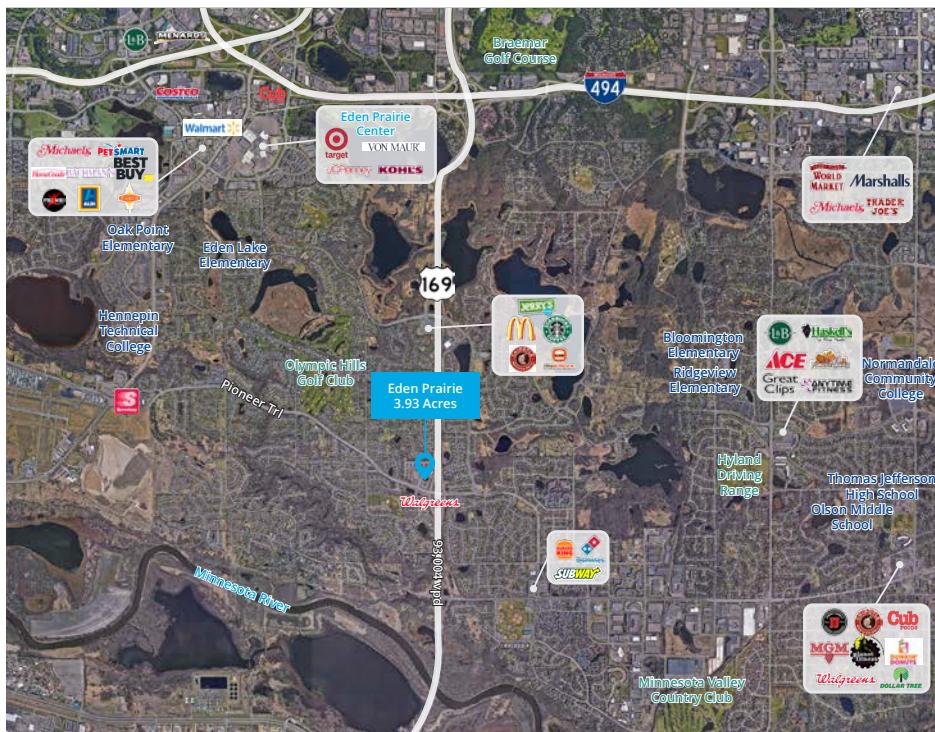
Site Information

Address:	Pioneer Trail & Hennepin Town Road			
Location:	Eden Prairie, MN			
Description:	3.93 acres			
Land Use:	Commercial			
Zoning:	N-Com: Neighborhood Commercial			
	1 mi	3 mi	5 mi	
Demographics*:	Population	9,948	45,532	134,181
	Median HH Income	\$121,622	\$109,811	\$113,298
	Average HH Income	\$175,609	\$155,228	\$157,898
Traffic Counts**:	Highway 169 - 93,004 vehicles per day			
	Pioneer Trail - 12,907 vehicles per day			
Pricing:	\$2,700,000			

*Source: Esri, U.S. Census, 2024

**Source: Minnesota Department of Transportation

Area Aerial



Area Tenants



Contact us:

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