



TRANSWESTERN

REAL ESTATE
SERVICES



RETAIL SPACE FOR LEASE

ANDERSON LAKES CENTER

8767 Columbine Road, Eden Prairie, MN

ANDERSON LAKES CENTER SUMMARY

LOCATION: 8767 Columbine Road
Eden Prairie, MN 55344

SPACE AVAILABLE

Suite 8789: 1,000 SF
Suite 8793: 1,000 SF (former restaurant)

EST. OPEX (2024)

\$12.92 PSF (\$5.56 tax + \$7.36 CAM)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	11,823	51,662	138,445
MEDIAN HH INCOME	\$96,540	\$119,322	\$114,156
AVERAGE HH INCOME	\$118,556	\$169,462	\$163,322

Sources: ESRI 2024 est. & MNDOT 2023 Study averages are per day total cars

COMMENTS

- » Located in Eden Prairie's prime trade area
- » Easy access from Anderson Lakes Parkway and Flying Cloud Drive
- » Pylon signage and ample parking



TRAFFIC COUNTS

20,421 vpd on Flying Cloud Drive
7,800 vpd on Anderson Lakes Parkway

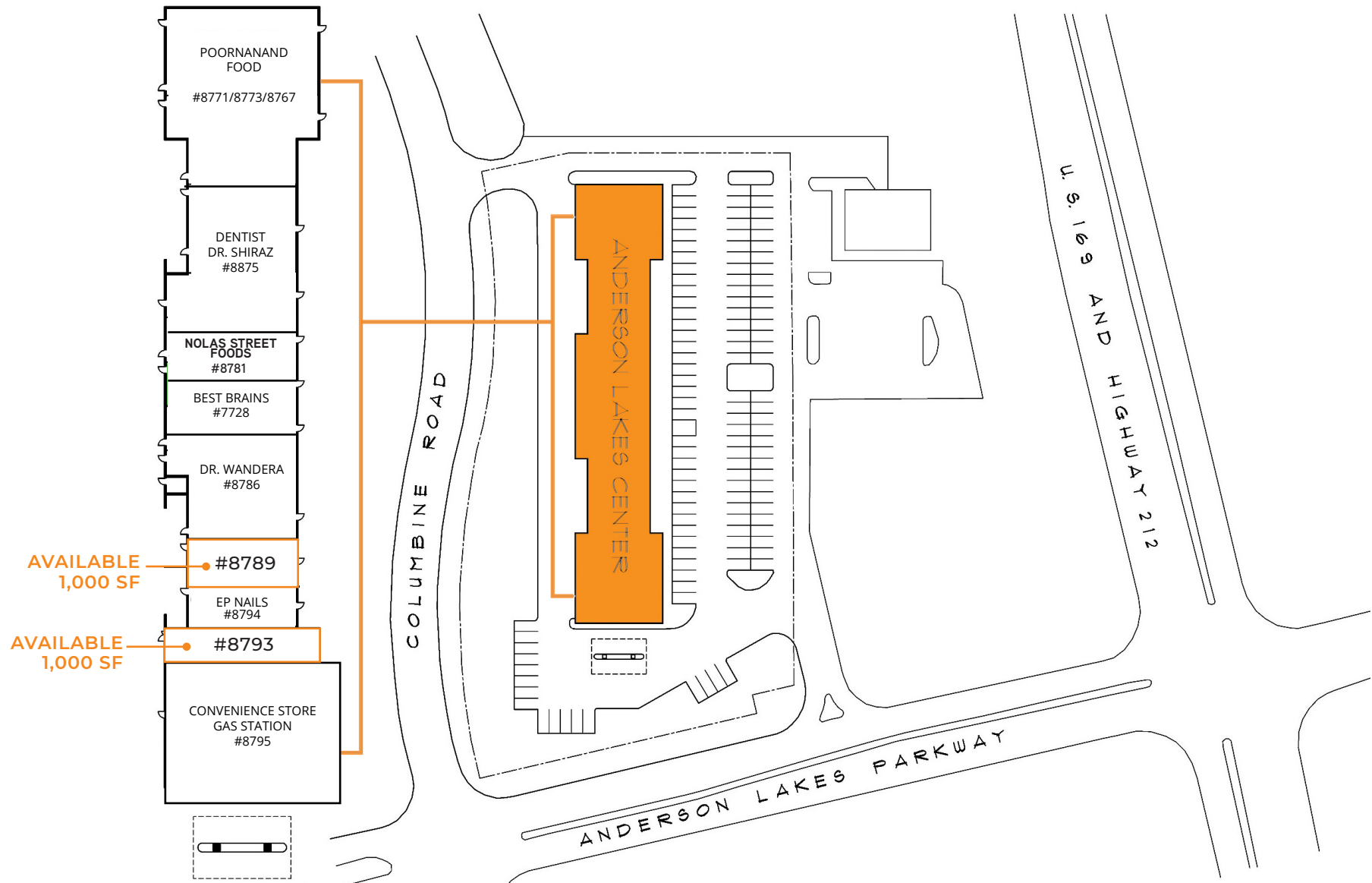
AREA TENANTS



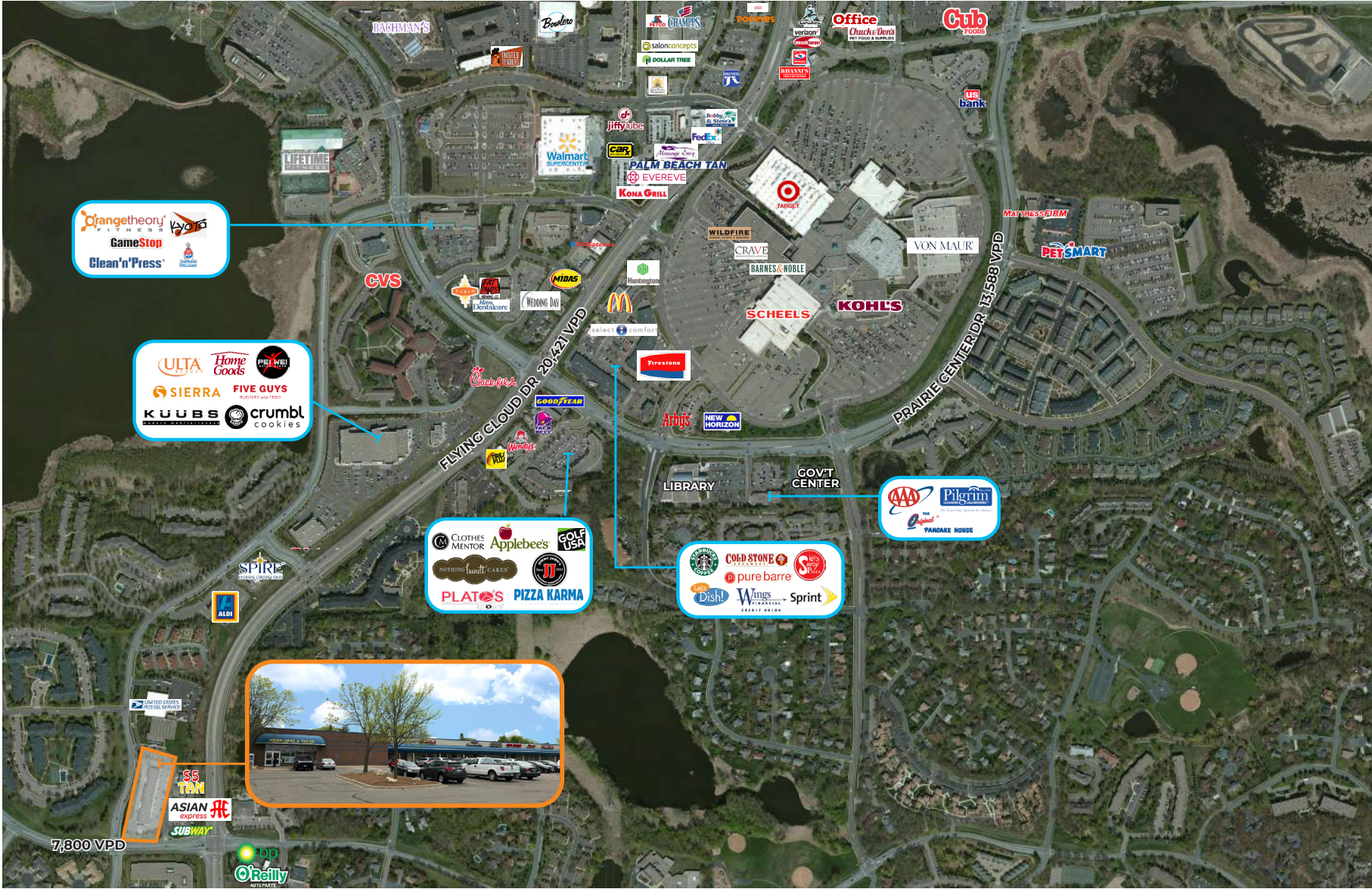
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ANDERSON LAKES CENTER SITE PLAN



ANDERSON LAKES CENTER TRADE AREA



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