

RDA CENTER

561 Prairie Center Drive, Eden Prairie, MN 55344



OFFERING SUMMARY

AVAILABLE SF:	2317 SF
LEASE RATE:	\$23 per SF NNN
YEAR BUILT:	1988
BUILDING SIZE:	13,137 SF

PROPERTY OVERVIEW

Very stable retail center with a rare end suite open for lease. The RDA Center is located on the south side of Eden Prairie Center and adjacent to the 40,000 SF Hennepin County Library and County Service Center. New Development opening by 2020 one block west of RDA Center includes Southview, 116 unit senior housing. In addition Scheels All Sports, 248,000 SF shopping adventure with indoor Ferris wheel, 16,000 gallon aquarium opening across the street.

PROPERTY HIGHLIGHTS

- End cap, 2317 Sq Ft, with north & west facing windows
- High visibility with pylon and above space signage available
- Outdoor seating capability with wide sidewalk
- Ideal for educational, retail, service, or office
- Parking spaces 79+ cross parking
- Co-Tenants: Original Pancake House, Pilgrim Cleaners, AAA, Family Dentistry
- Traffic Counts: Flying Cloud Dr. 23,800 vpd; Prairie Center Dr. 17,800 vpd
- Well maintained by Ryan Property Management

KW COMMERCIAL
215 Walker Avenue S.
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE

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RETAIL FOR LEASE

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Add'l OPH Parking
with adjacent
County Service Ctr



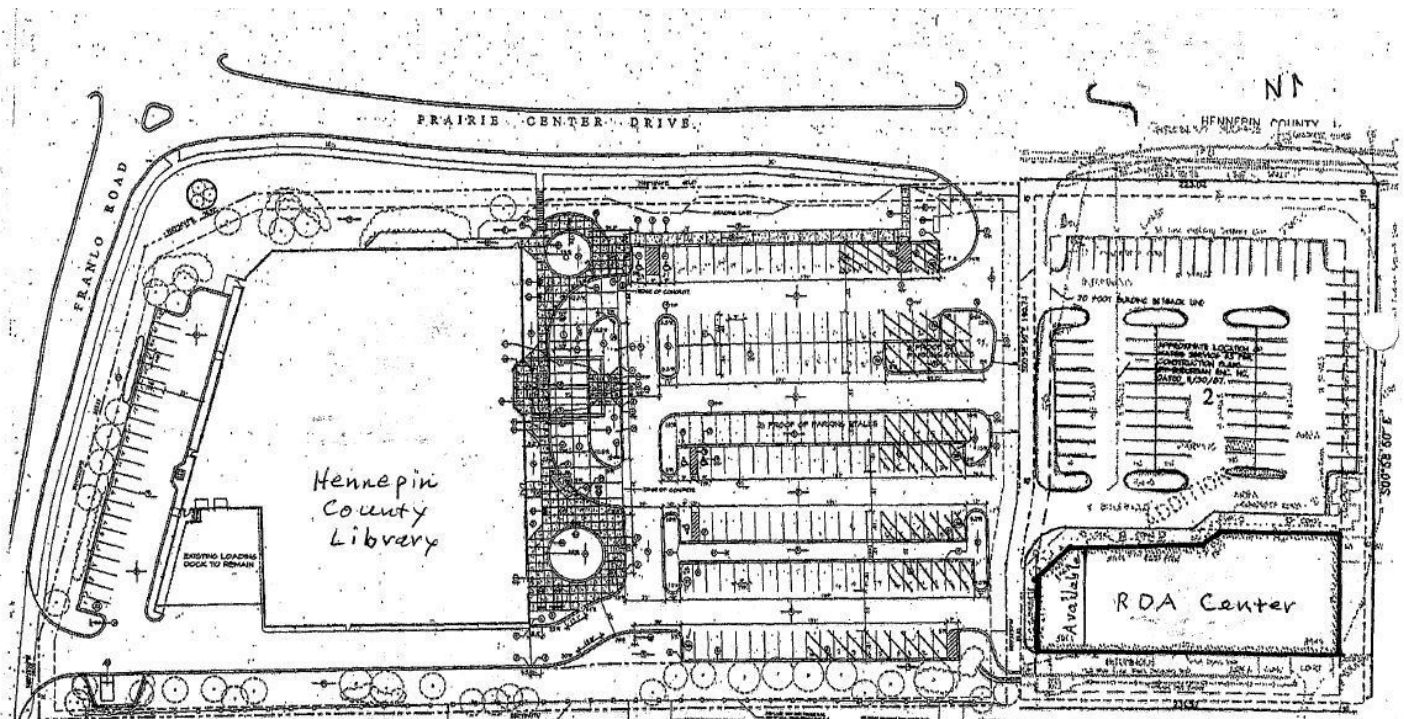
Site Parking
6:1 Ratio

79+ Parking Spaces

Add'l Shared
Parking with adjacent
Henn Co Library



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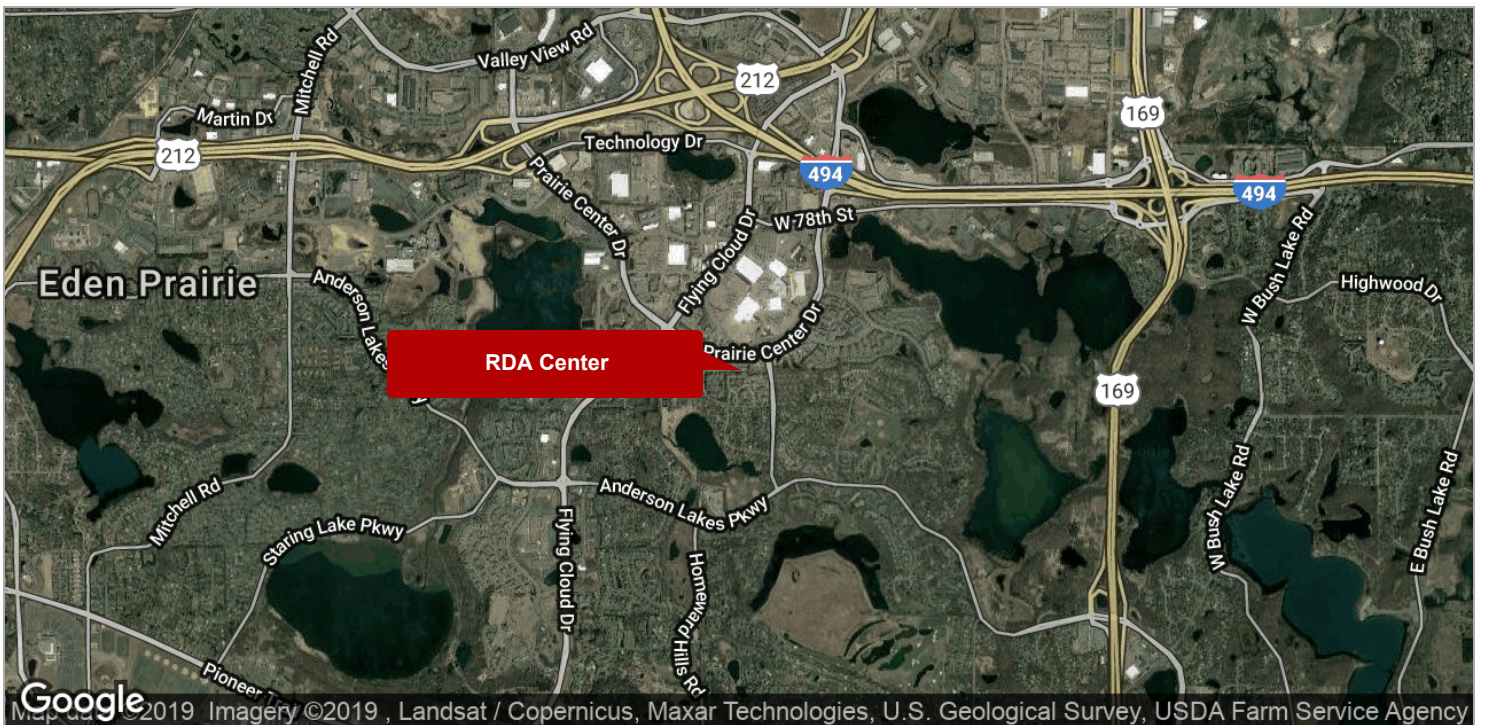
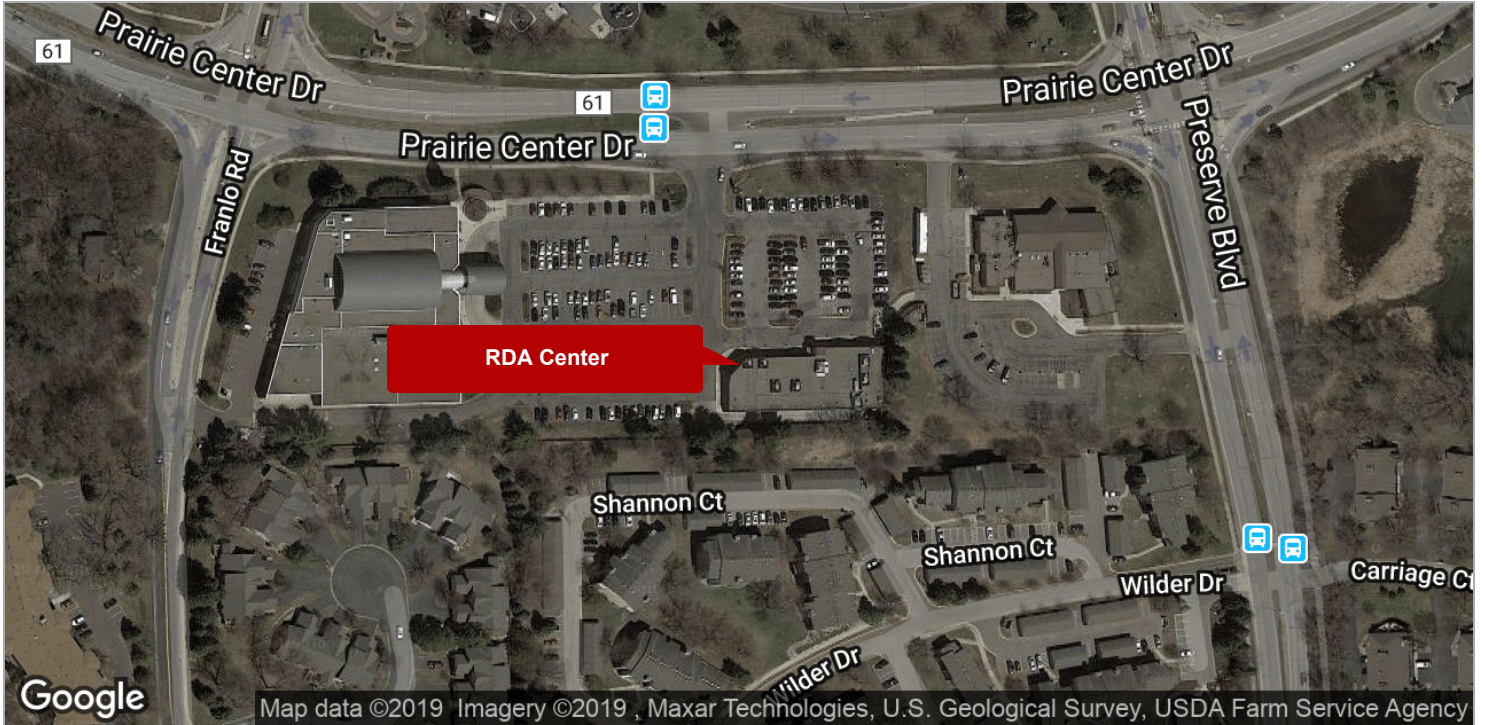
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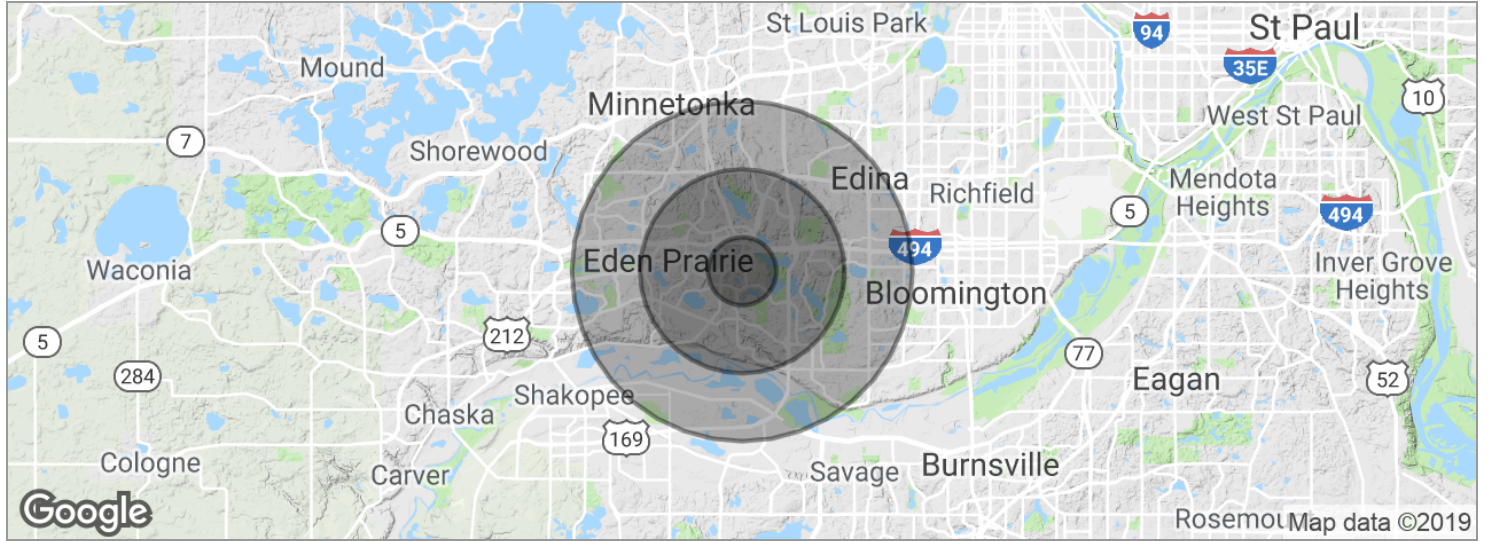
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,673	45,625	129,461
Median age	33.9	37.8	40.1
Median age (male)	33.2	36.2	38.5
Median age (Female)	34.2	38.9	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,384	19,131	53,530
# of persons per HH	2.3	2.4	2.4
Average HH income	\$85,276	\$108,150	\$113,588
Average house value	\$340,492	\$394,158	\$383,107

** Demographic data derived from 2010 US Census*

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