



TRANSWESTERN

REAL ESTATE  
SERVICES

SITE

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TAN



10,800 vpd

Flying Cloud Dr 23,900 vpd

Prairie Center Dr 22,100 vpd

# ANDERSON LAKES CENTER

8767 COLUMBINE ROAD | EDEN PRAIRIE, MN 55344

RETAIL SPACE FOR LEASE

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# OVERVIEW



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## PROPERTY INFORMATION

- Location: 8767 Columbine Rd | Eden Prairie, MN
- Building GLA: 35,834 sf
- Description: Neighborhood Retail Center



## AVAILABLE

- 1,000 SF

## 2022 EST CAM/TAX

- \$11.80 psf



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	10,157	48,102	129,563
Total Employees	\$62,533	\$88,031	\$82,118
Average HH Income	\$89,375	\$107,506	\$103,584

*\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



## TRAFFIC COUNTS

- 23,900 vpd - Flying Cloud Drive
- 10,800 vpd - Anderson Lakes Pkwy



## COMMENTS

- Anderson Lakes Center is located in the prime Eden Prairie trade area at Flying Cloud Drive and Anderson Lakes Parkway. The site offers great visibility to over 28,000 vehicles per day.



## ANCHOR TENANTS



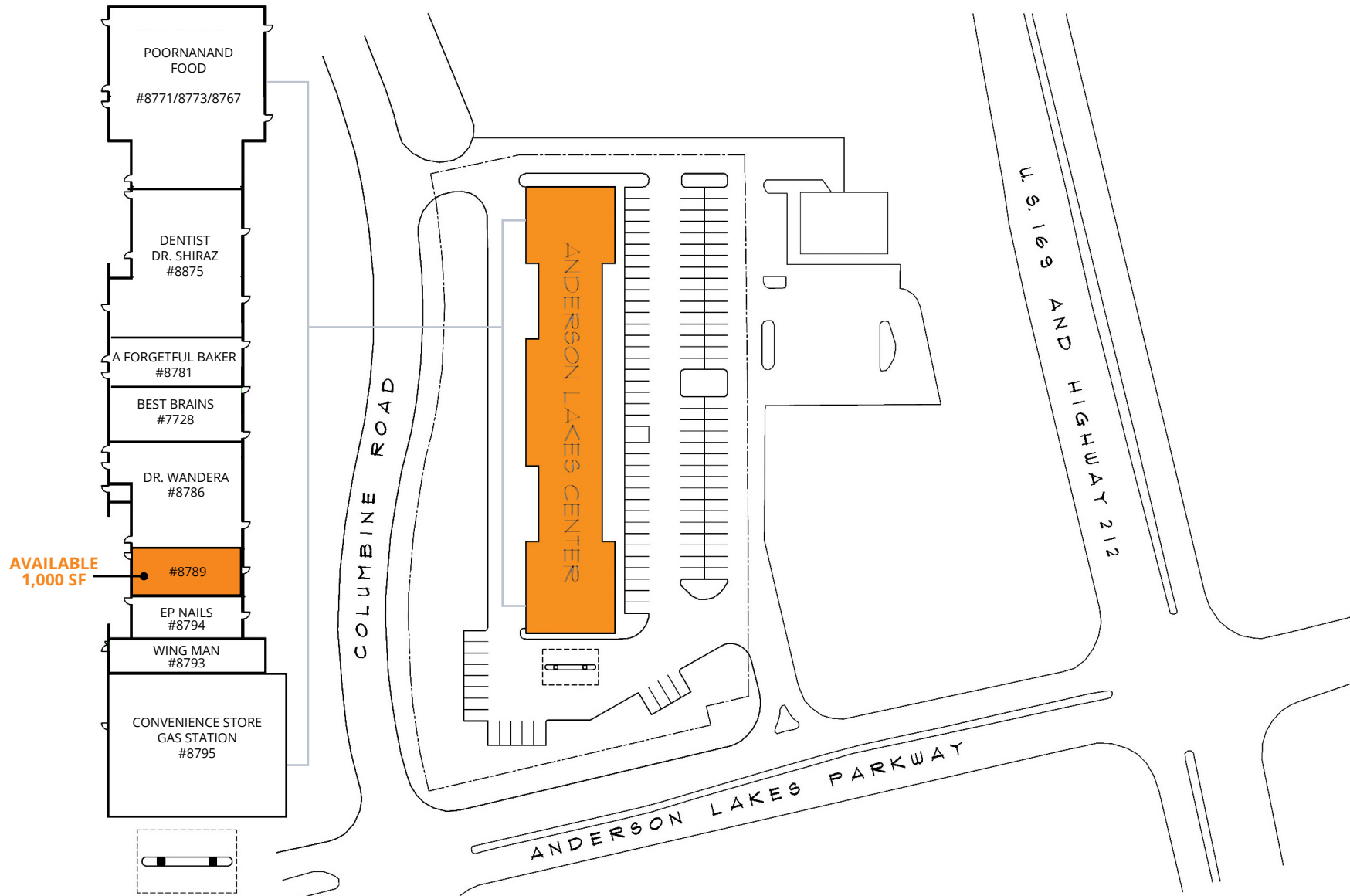
## NEIGHBORING TENANTS



# OVERALL SITE PLAN



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