



TRANSWESTERN



PRESERVE VILLAGE

Retail For Lease | Eden Prairie, MN

JANET OLSON | 612-359-1681 | janet.olson@transwestern.com

PRESERVE VILLAGE

OVERVIEW

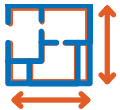


TRANSWESTERN



SITE INFORMATION

Location: 9605-9645 Anderson Lakes Parkway | Eden Prairie
Year Built: 1980
GLA: 76,612 SF
Parking: Surface Lot | 280 Stalls
Signage: Pylon signage available to qualified premises



AVAILABILITY

Suite 9617: 469 SF leasable
Suite 9643: 1,224 SF leasable



2022 OPEX

CAM: \$4.42 PSF
Taxes: \$5.26 PSF
TOTAL: \$9.68 PSF



TRAFFIC COUNTS

Highway 169: 77,000 VPD
Anderson Lakes Parkway: 7,500 VPD



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,891	51,793	148,377
Daytime Population	4,898	68,858	203,742
Median HH Income	\$114,710	\$100,135	\$99,544
Average HH Income	\$154,916	\$137,111	\$135,944



CENTER TENANTS



Memories of Home



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PRESERVE VILLAGE AERIAL



TRANSWESTERN

Anderson Lakes Parkway 7,500 VPD

Hennepin Town Rd

169

77,000 VPD



TOBACCO



Dakota Nails



Memories of Home



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REALTY
RESOURCES
MEMBER

PRESERVE VILLAGE SITE PLAN



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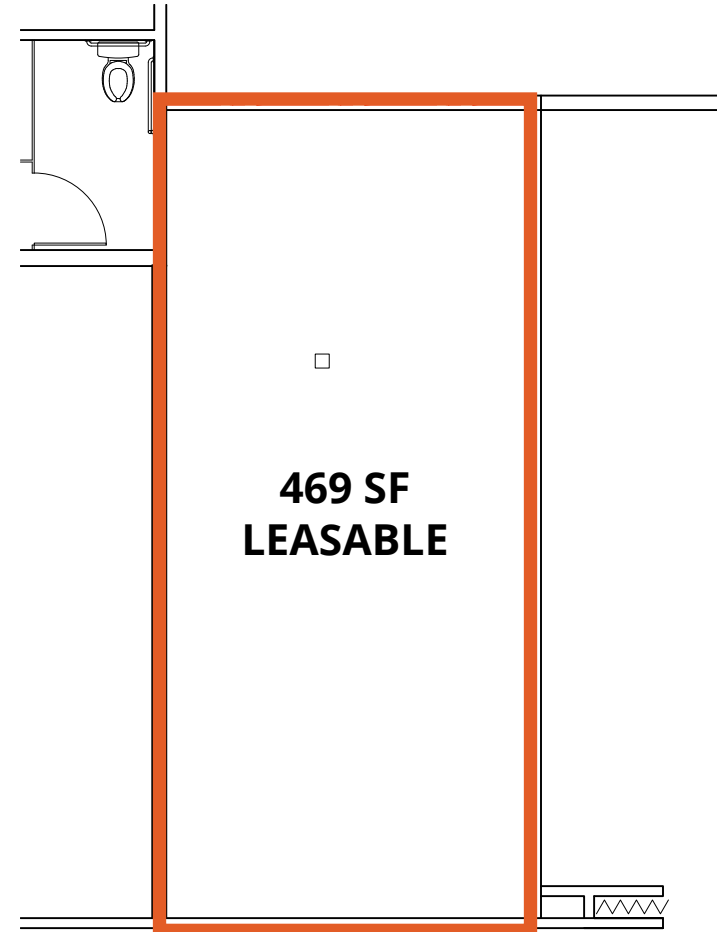
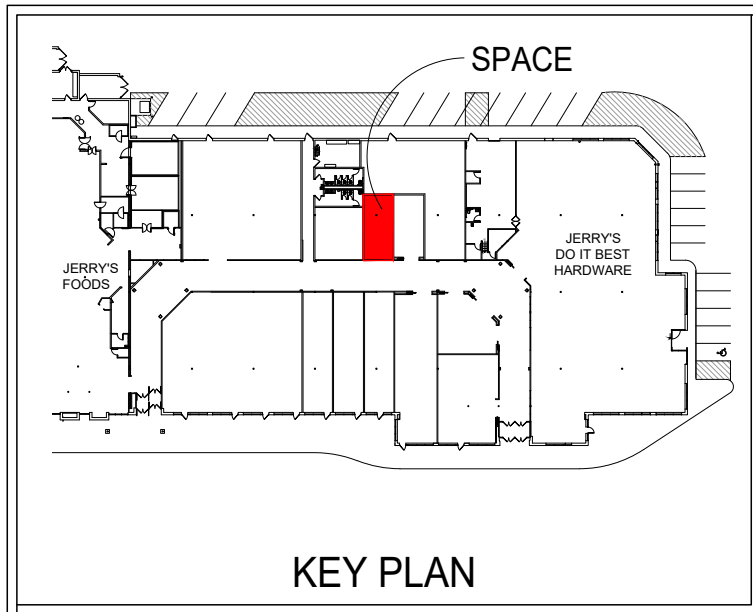


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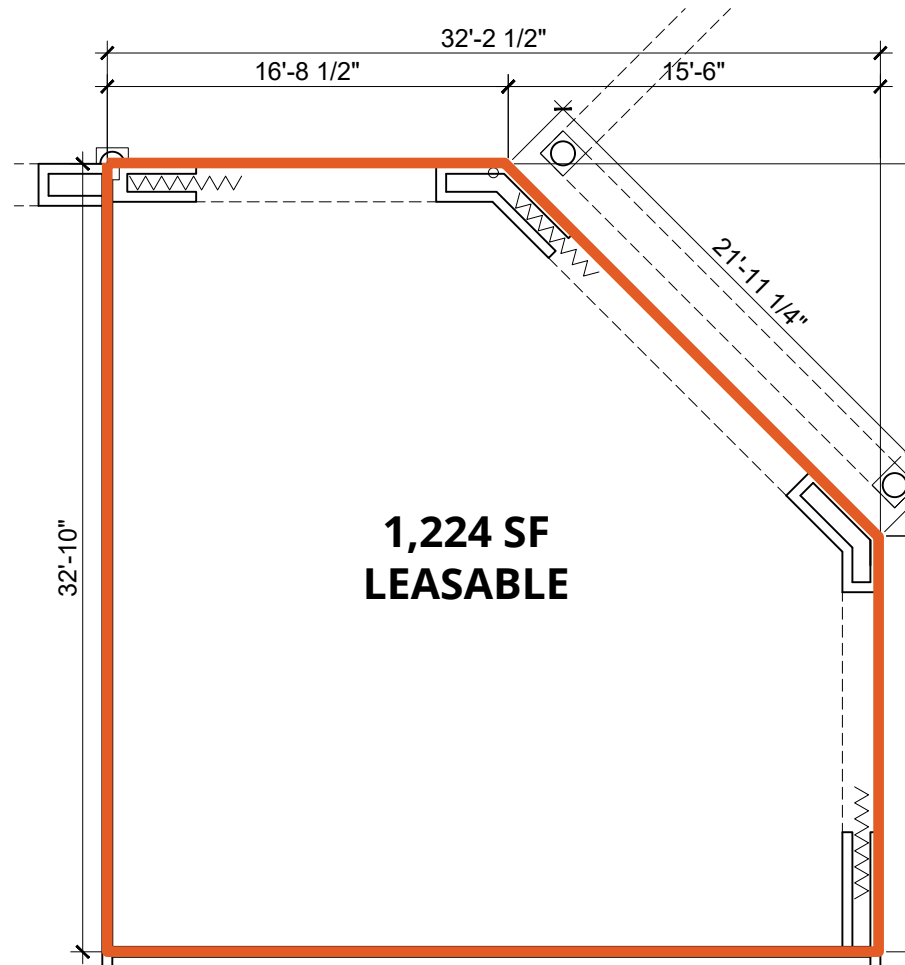
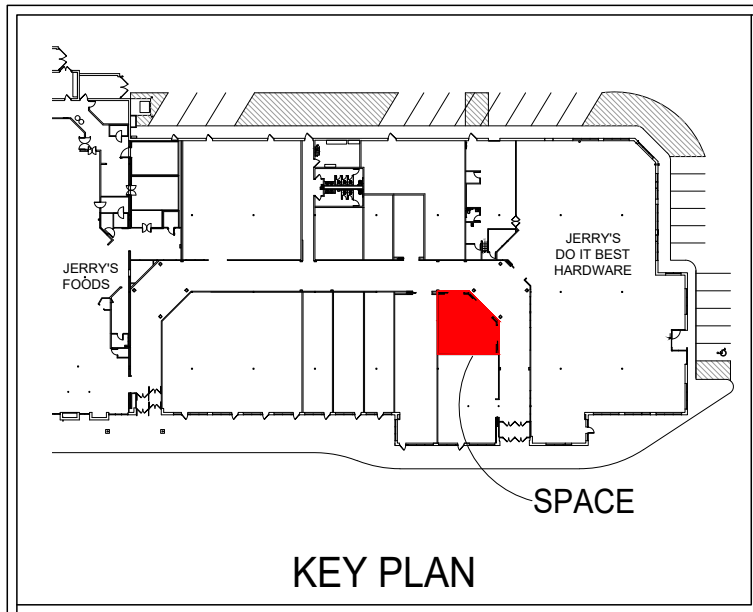
PRESERVE VILLAGE SPACE PLAN



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