

RETAIL FOR LEASE

# EDEN PRAIRIE VILLAGE

16490 W 78th Street | Eden Prairie, MN 55436



TRANSWESTERN

REAL ESTATE  
SERVICES



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# OVERVIEW



## PROPERTY INFORMATION

- Location: NWC Hwy 5 & Eden Prairie Rd | Eden Prairie
- Building GLA: 78,313 sf
- Parking: 487 spaces



## AVAILABLE

- 100% Leased

## 2022 EST CAM/TAX

- \$12.75 psf  
(\$5.67 psf CAM + \$6.72 psf Taxes + \$0.36 psf Insurance)



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	5,457	60,990	134,234
Median HH Income	\$106,971	\$112,178	\$108,481
Average HH Income	\$143,472	\$148,051	\$114,807

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



## TRAFFIC COUNTS

- 15,000 vpd - Eden Prairie Rd
- 36,000 vpd - Hwy 5



## COMMENTS

- This prime corner opportunity offers space on a highly traveled stop lit intersection anchored by Kowlaskis. Nestled in the midst of high income residents, the location provides a convenient and very accessible shopping experience with unmatched signage opportunity.



## CENTER TENANTS



## AREA TENANTS



Owned By:



# OVERALL SITE PLAN

## Eden Prairie Village



TENANT	SITE
Kowalski's	22,866 SF
Inside Edge Golf	6,276 SF
Eden Prairie Liquor	8,001 SF
Patina	5,250 SF
Parkway Dental	3,390 SF
Excilbur	600 SF
Lisa's Tailor Shop	475 SF
LeVici Personal Train	1,775 SF

TENANT	SITE
MedExpress	7,800 SF
Perfect Nails	1,076 SF
H&R Block	1,260 SF
OSR	5,140 SF
Family Eye Clinic	2,750 SF
JES Naturals	1,600 SF
Edward Jones	1,000 SF
Great Clips	921 SF

TENANT	SITE
Nautical Bowl	1,275 SF
Freeziac	1,045 SF
Bruegger's Bagels	1,450 SF
UPS Store	1,150 SF
Bombay Pizza	2,842 SF
Sanctuary Salon Spa	4,150 SF
Caribou Coffee	1,670 SF



Owned By:

