

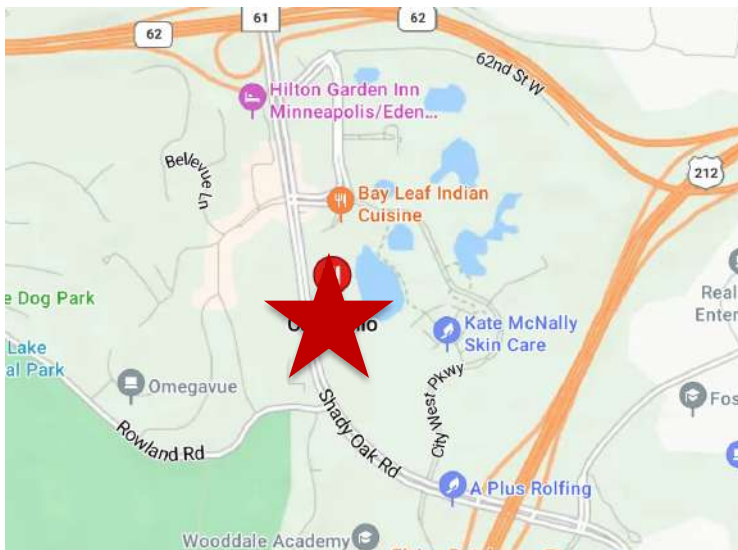


Eden Prairie, MN 55344

## Freestanding Building Restaurant Space For Lease In Eden Prairie

### Space Available:

- Suite 6411: 5,470 sf (available restaurant space)
- 2024 CAM: \$2.75 psf and Tax: \$3.07 psf
- Lease Rates: \$25.00 psf Net



### Highlights and Features:

- Freestanding Building
- Current restaurant space
- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- United Health 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak co-tenants include Bay Leaf Indian Cuisine, City West Fan Man, TC Running World, Jimmy John's, Advance Services, Haven Asian Eatery, and Stretch Labs

### Demographics and Traffic Counts:

- Average Population: 1 mile - 2,949, 3 miles - 60,443, and 5 miles - 199,106
- Average Household Income: 1 mile - \$129,721, 3 miles - \$131,756, and 5 miles - \$137,021
- Traffic Counts: Shady Oak Road North - 15,900 vpd, South - 14,800 vpd, Hwy 62 West - 29,000 vpd and Hwy 62 East - 31,000 vpd



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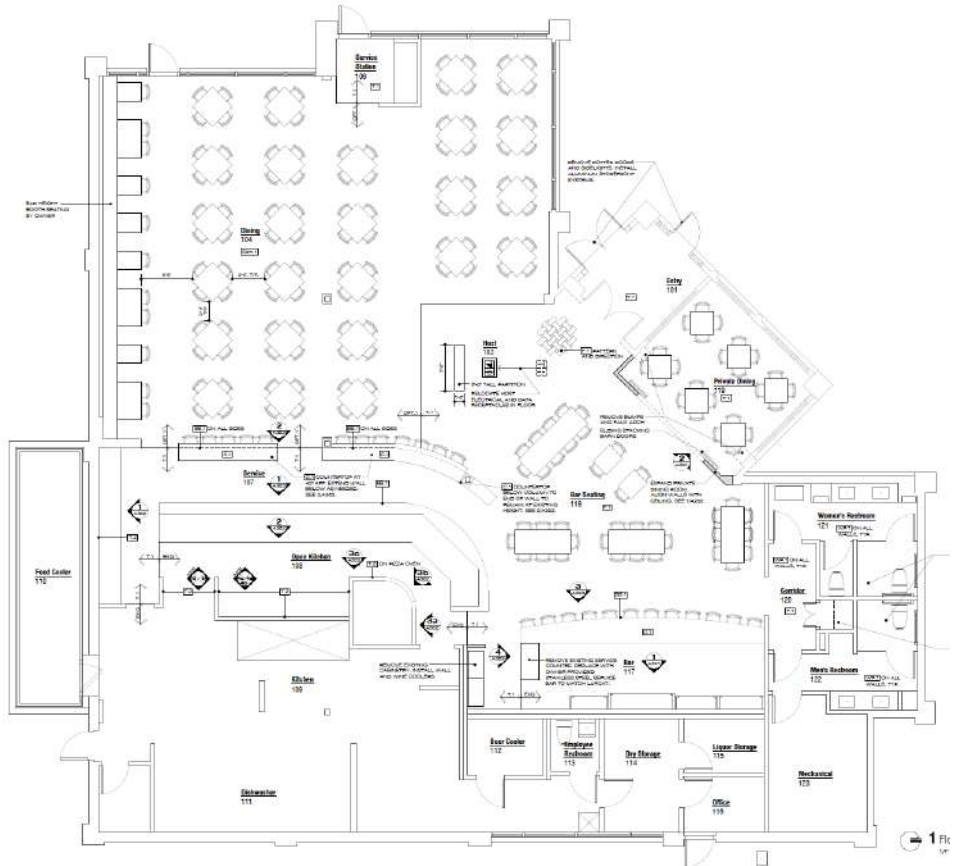
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# Space Plan



Aerial



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