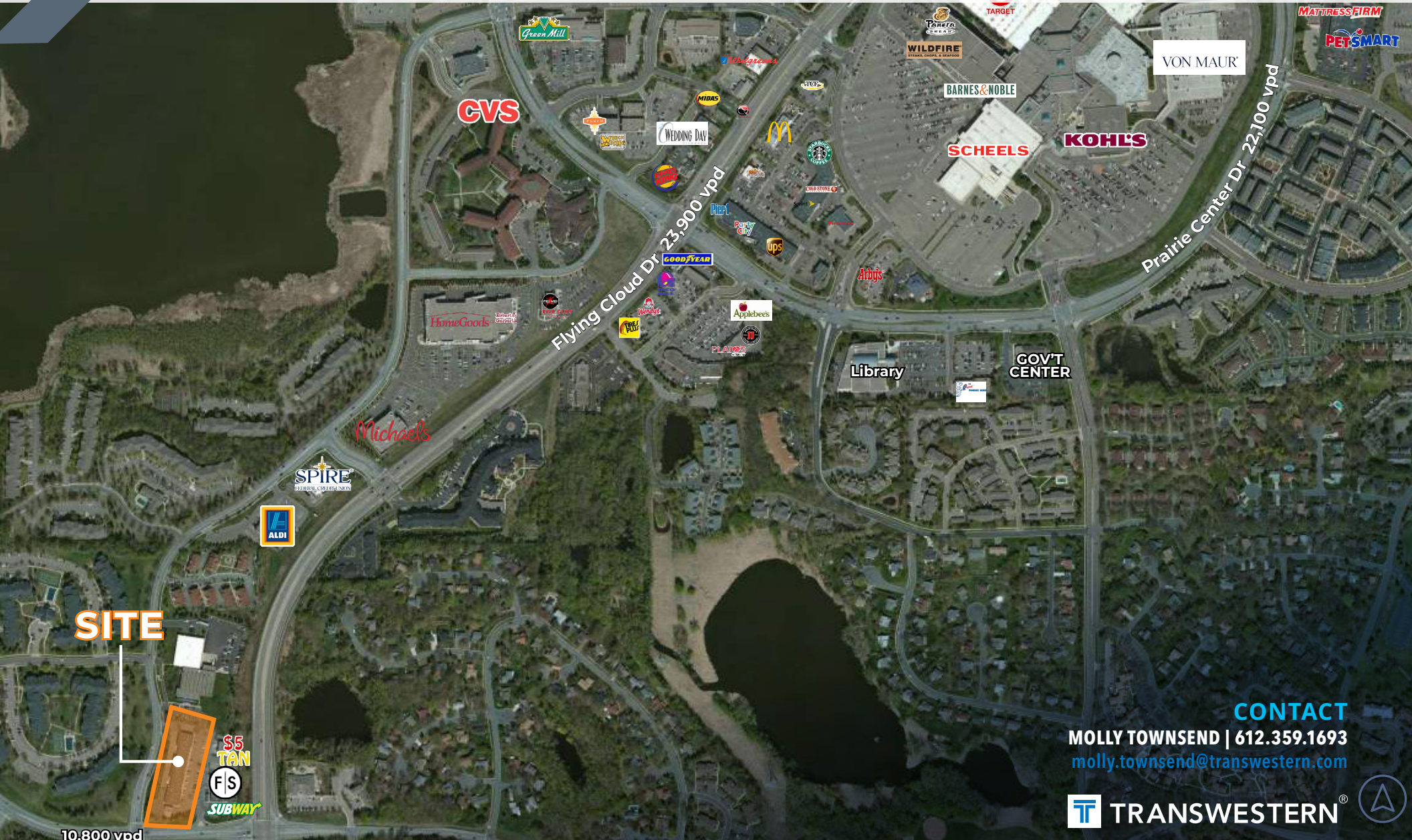


RETAIL FOR LEASE

ANDERSON LAKES CENTER

8767 Columbine Rd | Eden Prairie, MN 55344



SITE

10,800 vpd

\$5
TAN
FS
SUBWAY

CONTACT

MOLLY TOWNSEND | 612.359.1693
molly.townsend@transwestern.com

TRANSWESTERN



OVERVIEW



PROPERTY INFORMATION

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



AVAILABLE

- 1,000 sf
- 1,200 sf (available 9/1/2020)

2020 EST CAM/TAX

- \$10.71 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 Rd
- 10,800 vpd - Anderson Lakes Pkwy



COMMENTS

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



ANCHOR TENANTS



AREA TENANTS





OVERALL SITE PLAN

Anderson Lakes Center

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