



# SHADY OAK RETAIL CENTER

6399-6407 City West Parkway | Eden Prairie, MN 55344

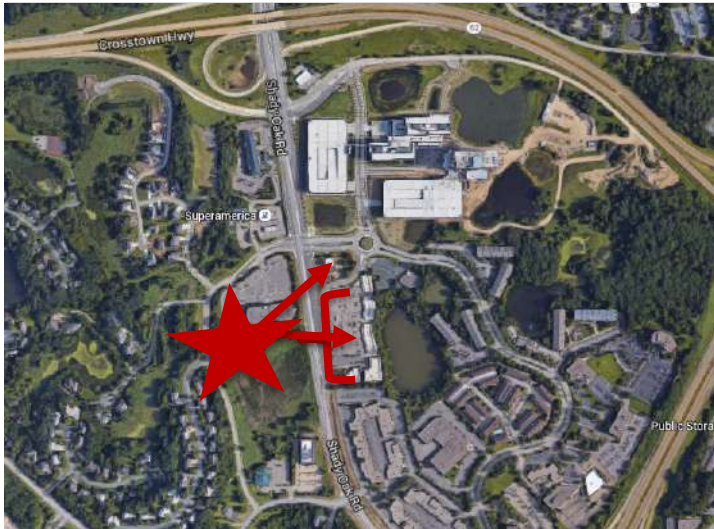
## In-Line Retail Space For Lease In Eden Prairie

### Space Available:

- Suite 6403-4a: 3,247 sf (currently occupied, yet available)
- Suite 6407-5c: 1,068 sf (vacant)
- 2023 CAM: \$5.72 psf and Tax: \$3.29 psf
- Lease Rates: \$22.00 psf Net

### Highlights and Features:

- 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 tenants include Bay Leaf Indian Cuisine, Lucky Inn Restaurant, 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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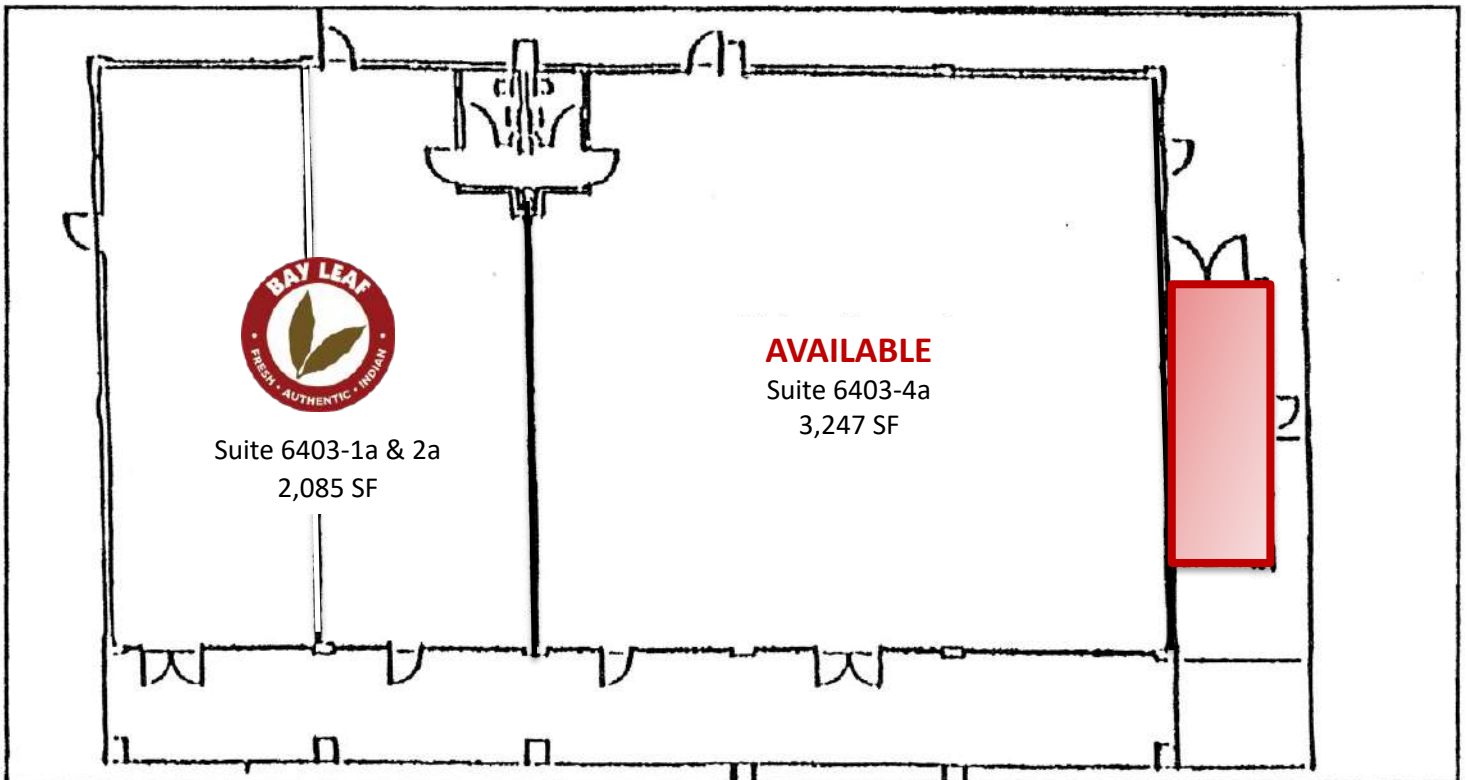
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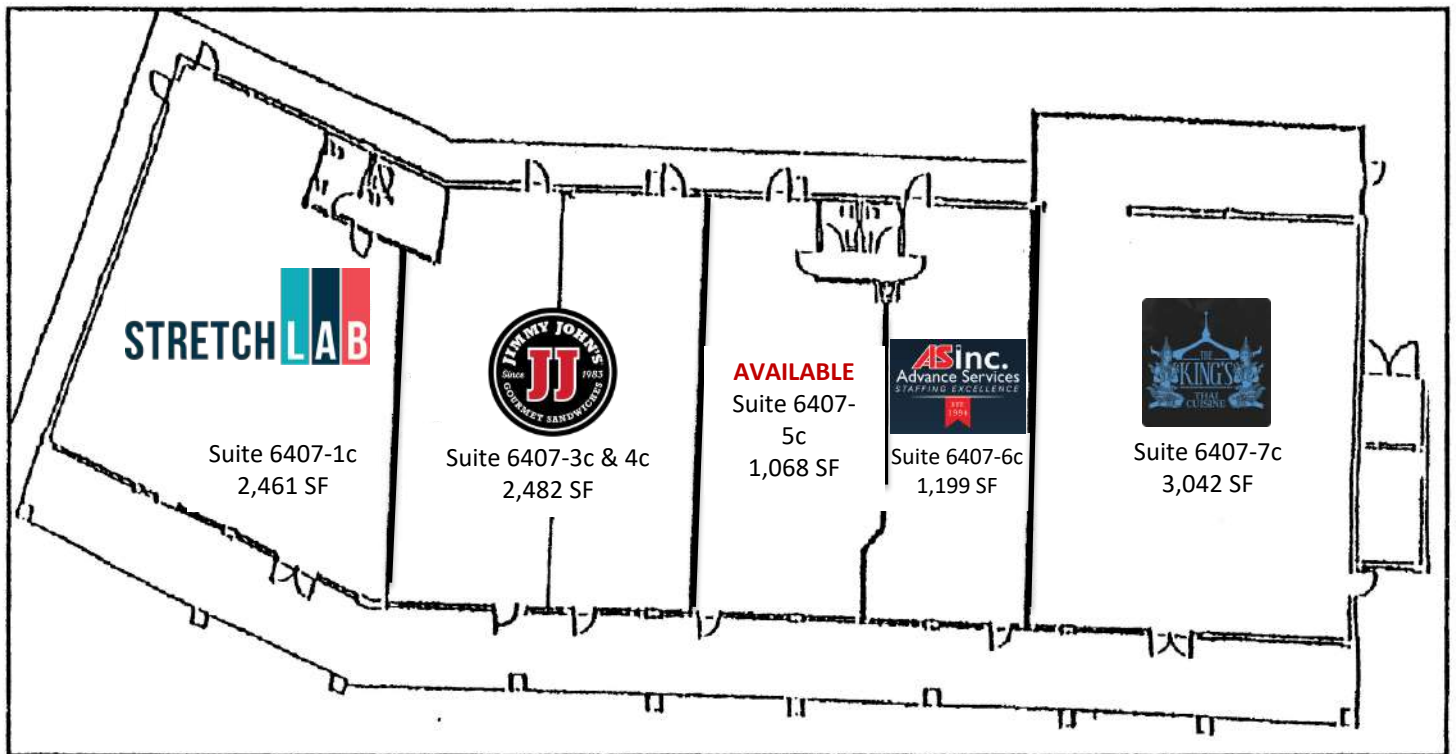
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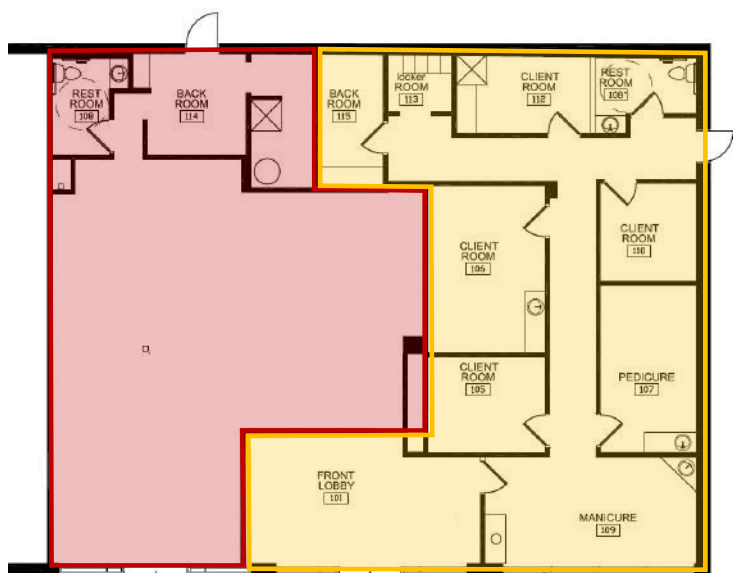
## Building Plan A



## Building Plan C



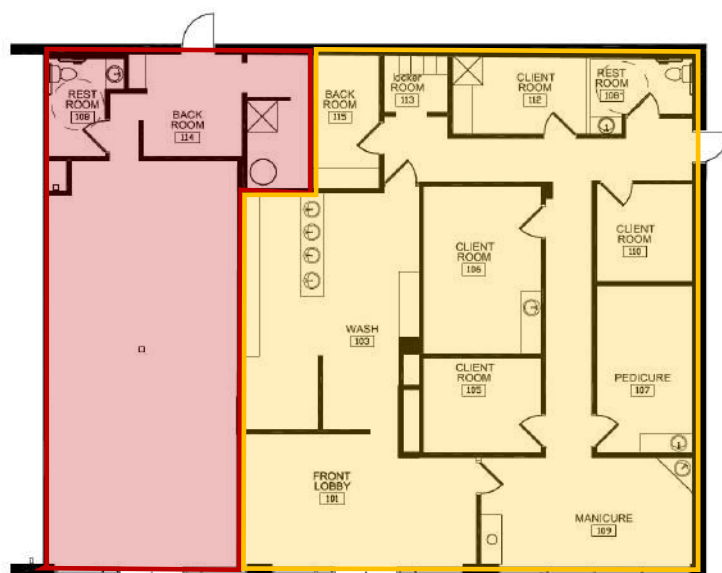
## Suite 6403 A&B



Suite 6403A  
1,470 USF

Suite 6403B  
1,777 USF

Suite 6403A&B  
Contiguous to 3,247 USF



Suite 6403A  
1,080 USF

Suite 6403B  
2,167 USF

Suite 6403A&B  
Contiguous to 3,247 USF

## Aerial



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