

Frattallone's Hardware

RETAIL FOR SALE OR LEASE

7820 Eden Prairie Rd | Eden Prairie, MN 55347



Property Details

7820 Eden Prairie Road offers a rare opportunity to acquire or lease a freestanding retail property in one of Eden Prairie's most established commercial corridors. Positioned at a prominent corner intersection adjacent to Kowalski's Market, the property benefits from exceptional visibility, strong traffic counts, and direct access to Highway 5. Surrounded by affluent neighborhoods and a thriving retail trade area, the location offers outstanding exposure and convenience for retailers, service providers, and owner-users alike.

LOCATION	7820 Eden Prairie Rd, Eden Prairie, MN
BUILDING SIZE / AVAILABILITY	10,429 SF above ground, 3,389 SF basement - 13,818 SF total
LAND SIZE	1.3 acres / 56,606 SF
ZONING	Commercial
YEAR BUILT	1992
CONSTRUCTION	Steel roof trusses with interior metal posts; brick-over-block exterior walls
ROOF	Asphalt shingle mansard and rock-ballasted rubber membrane roof
CLEAR HEIGHT	16'9" to roof deck 14'3" to roof trusses ~12' to suspended ceiling
PARKING	Up to 41 cars, including 2 handicap stalls
SALE PRICE	\$3,000,000.00
2026 TAXES	\$38,783.00
NET LEASING RATE	Negotiable
2026 EST. EXPENSES	\$XXX PSF Total \$XX PSF CAM + \$2.81 PSF Tax
TRAFFIC COUNTS	12,000 VPD - Eden Prairie Rd 41,000 VPD - Hwy 5



DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	58,782	132,935	551,819
MEDIAN HH INCOME	\$129,973	\$121,014	\$113,201
AVERAGE HH INCOME	\$162,010	\$152,467	\$143,892

** Sources: ESRI 2022 est & MN Dept of Transportation 2023 Study avgs are per day total cars*



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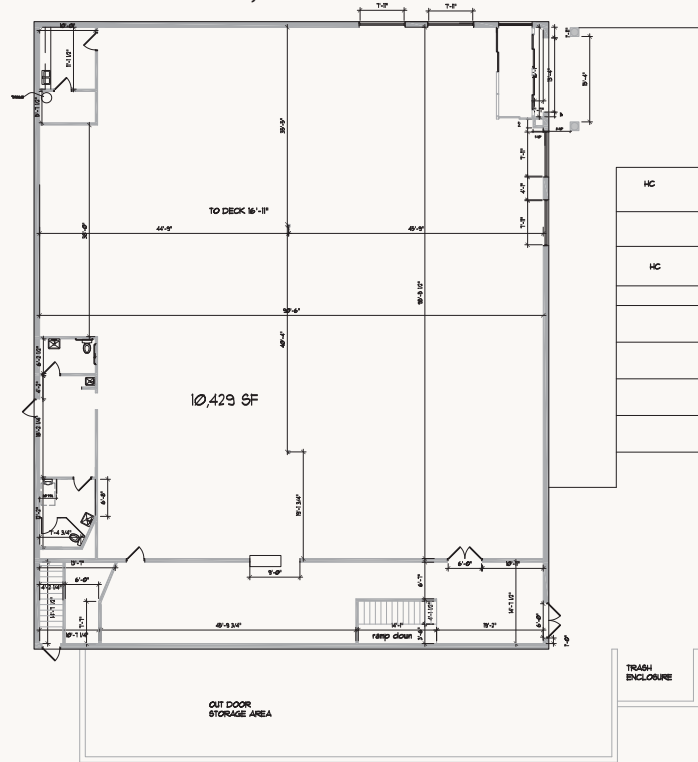
7820 EDEN PRAIRIE RD

Floor Plans

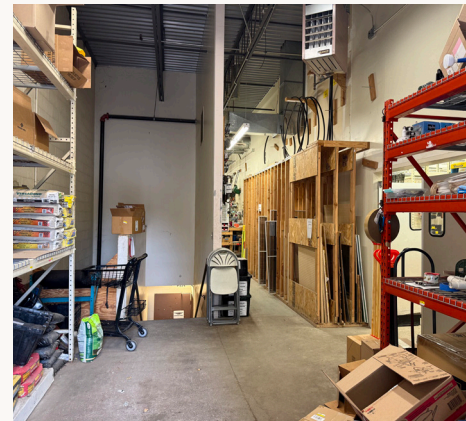
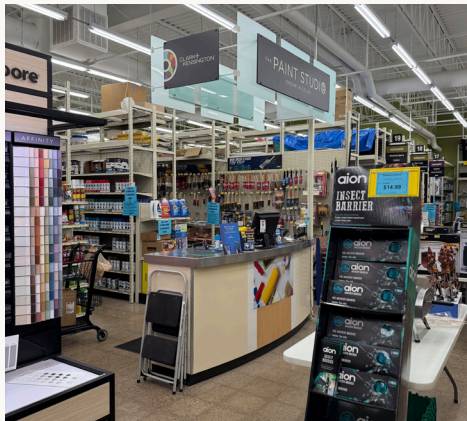
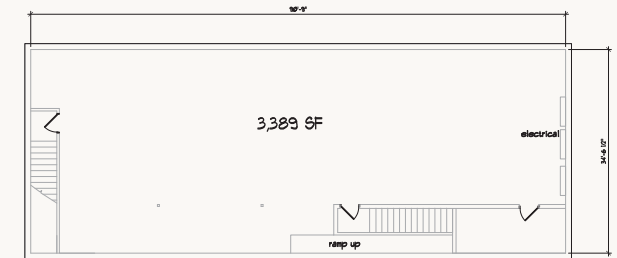
PROPERTY FEATURES

- Stop Lit Intersection
- Pylon with Electronic Reader Board
- Gated Storage Area
- Trash Enclosure
- Roof-Mounted Gas-Fired HVAC
- 600-Amp, 240V, 3-Phase Power

MAIN LEVEL - 10,429 SF



LOWER LEVEL - 3,389 SF



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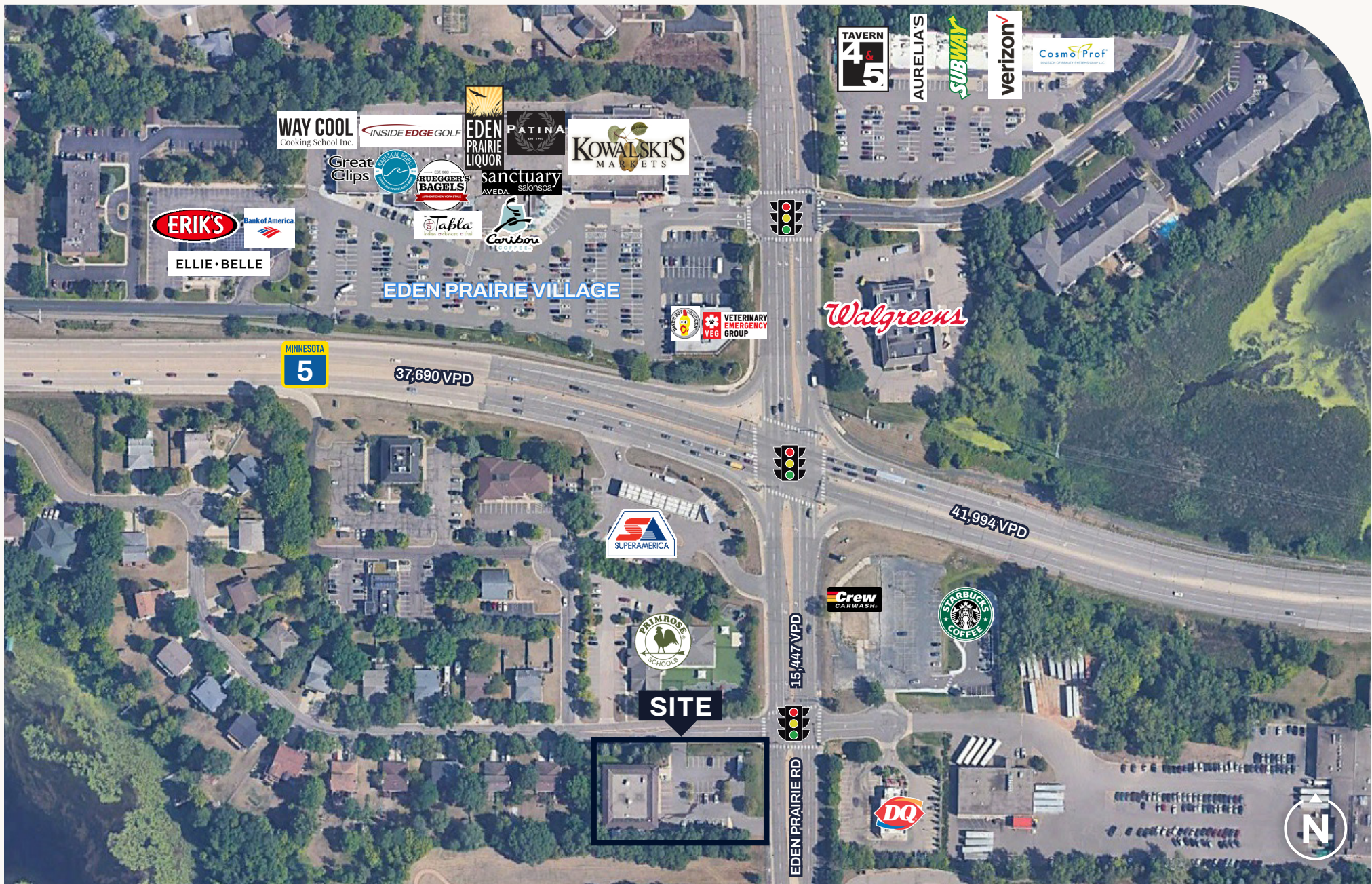
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 REALTY RESOURCES
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