



PRESERVE VILLAGE

RETAIL FOR LEASE | Eden Prairie, MN

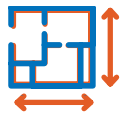
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PRESERVE VILLAGE OVERVIEW



SITE INFORMATION

Location: 9605-9645 Anderson Lakes Parkway | Eden Prairie
Year Built: 1980
GLA: 76,612 SF
Parking: Surface Lot | 280 Stalls
Signage: Pylon signage available to qualified premises



AVAILABILITY

Suite 9643: 1,224 SF leasable
Suite 9615: 740 SF leasable



2025 OPEX

CAM: \$4.89 PSF
Taxes: \$5.00 PSF
TOTAL: \$9.89 PSF



TRAFFIC COUNTS

Highway 169: 77,000 VPD
Anderson Lakes Parkway: 7,500 VPD



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,891	51,793	148,377
Daytime Population	4,898	68,858	203,742
Median HH Income	\$114,710	\$100,135	\$99,544
Average HH Income	\$154,916	\$137,111	\$135,944



CENTER TENANTS



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PRESERVE VILLAGE AERIAL


TRANSWESTERN
REAL ESTATE
SERVICES

Anderson Lakes Parkway 7,500 VPD

Hennepin Town Rd

169

77,000 VPD

Best JERRY'S
HARDWARE & RENTAL

BRUEGGER'S
BAGELS

PARKWAY
DENTAL CENTER

TOBACCO

Preserve
Barbers

EDEN
TAILORS
SEWING & ALTERATIONS

Memories of Home

GiVan's
Salon & Spa

BoDiddley's
ICE & SODA

FARRELL'S
EXTREME BODYSHAPING

JERRY'S
Foods
The Neighborhood Place

CHIPOTLE
MEXICAN GRILL

Tide
DRY CLEANERS

STARBUCKS
COFFEE

myBURGER



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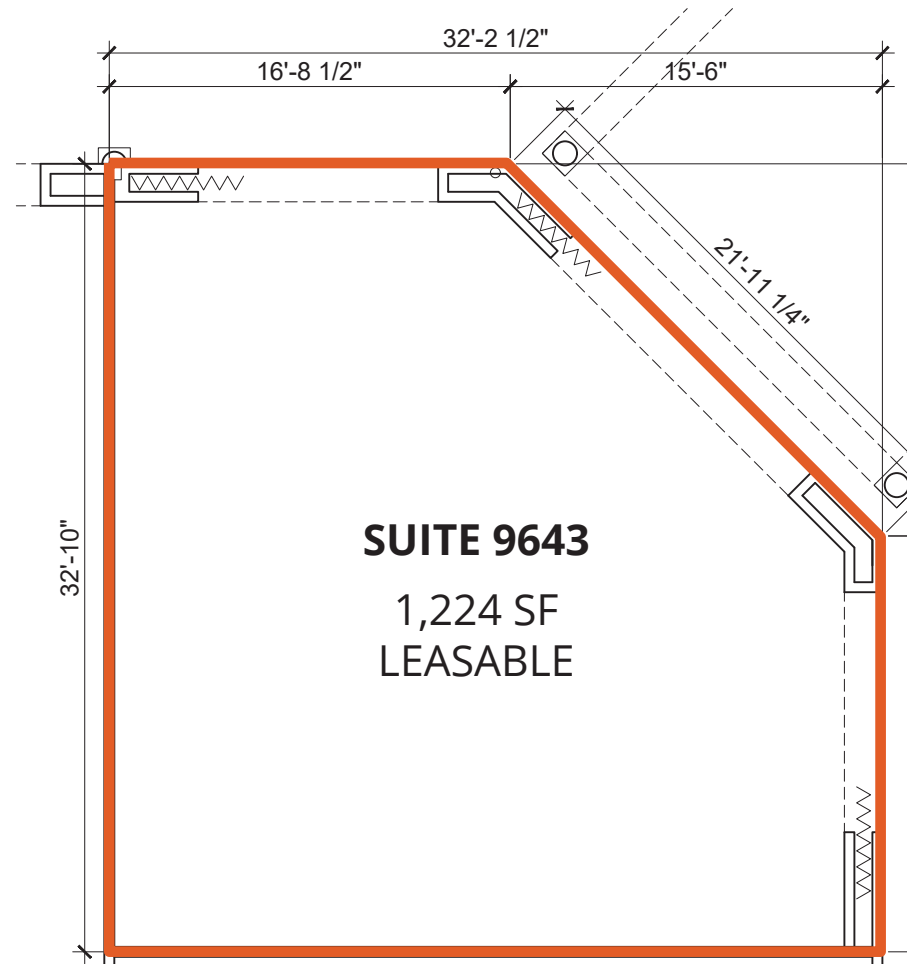
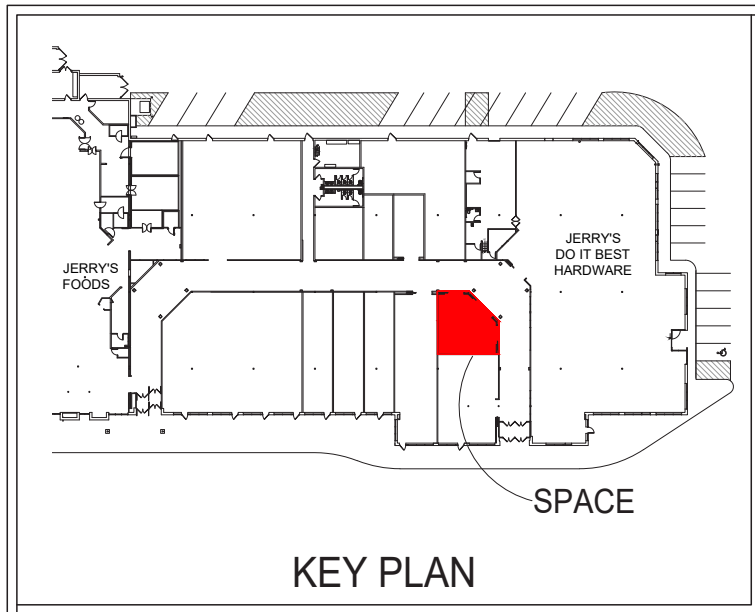
PRESERVE VILLAGE SITE PLAN



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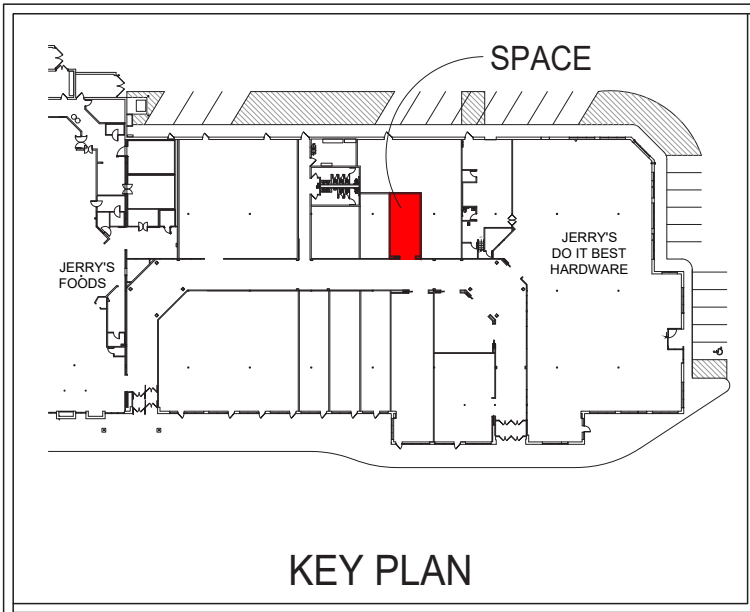
PRESERVE VILLAGE SPACE PLAN



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PRESERVE VILLAGE SPACE PLAN



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PRESERVE VILLAGE PHOTOS


TRANSWESTERN
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SERVICES



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