



# LONE OAK CENTER

RETAIL + OFFICE FOR LEASE | SWQ Hwy 212 & Hwy 5 | EDEN PRAIRIE, MN

# PROPERTY SUMMARY

## LONE OAK CENTER

**Location:** SWQ of US Hwy 212/MN Hwy 5 and Mitchell Road  
**Address:** 7942 Mitchell Road | Eden Prairie, MN 55344  
**GLA:** 32,958 sf

### AVAILABILITY

#### OFFICE

##### BLDG A

- Suite 202: 1,542 sf

##### BLDG C

- Suite 201: 4,770 sf

#### RETAIL

##### BLDG B

- 100% Leased

### CAM + TAX (2024 EST)

#### OFFICE

\$14.49 psf Total

#### RETAIL

\$12.49 psf Total

### DEMOGRAPHICS

2023 ESRI EST.

|                           | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------|-----------|-----------|-----------|
| <b>Total Population</b>   | 7,430     | 56,486    | 137,795   |
| <b>Daytime Population</b> | 12,304    | 82,478    | 183,200   |
| <b>Median HH Income</b>   | \$80,077  | \$114,042 | \$110,851 |
| <b>Average HH Income</b>  | \$105,570 | \$159,558 | \$158,014 |



### CO-TENANTS



### Leasing CONTACTS

Mark Kampmeyer • 612 359 1684 • mark.kampmeyer@transwestern.com

Kris Schisel • 612 359 1684 • mark.kampmeyer@transwestern.com



**TRANSWESTERN**  
REAL ESTATE  
SERVICES



BUILDING C

| SUITE | TENANT                | SF       |
|-------|-----------------------|----------|
| 100   | Nails of Eden         | 2,005 SF |
| 102   | Underneath It All     | 1,707 SF |
| 104   | Mi Pueblo Restaurant  | 3,656 SF |
| 201   | AVAILABLE (2ND FLOOR) | 4,770 SF |

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BUILDING B

| SUITE | TENANT                     | SF       |
|-------|----------------------------|----------|
| 7910  | Crumb Gourmet Deli         | 1,923 SF |
| 7912  | Jamison Optical            | 1,763 SF |
| 7914  | Charles Schwab             | 1,630 SF |
| 7916  | Dojo Karate                | 2,749SF  |
| 7918  | Vital Stretch              | 1,335 SF |
| 7920  | Health Source Chiropractic | 1,524 SF |
| 7922  | Lotus Leaf Restaurant      | 2,132 SF |

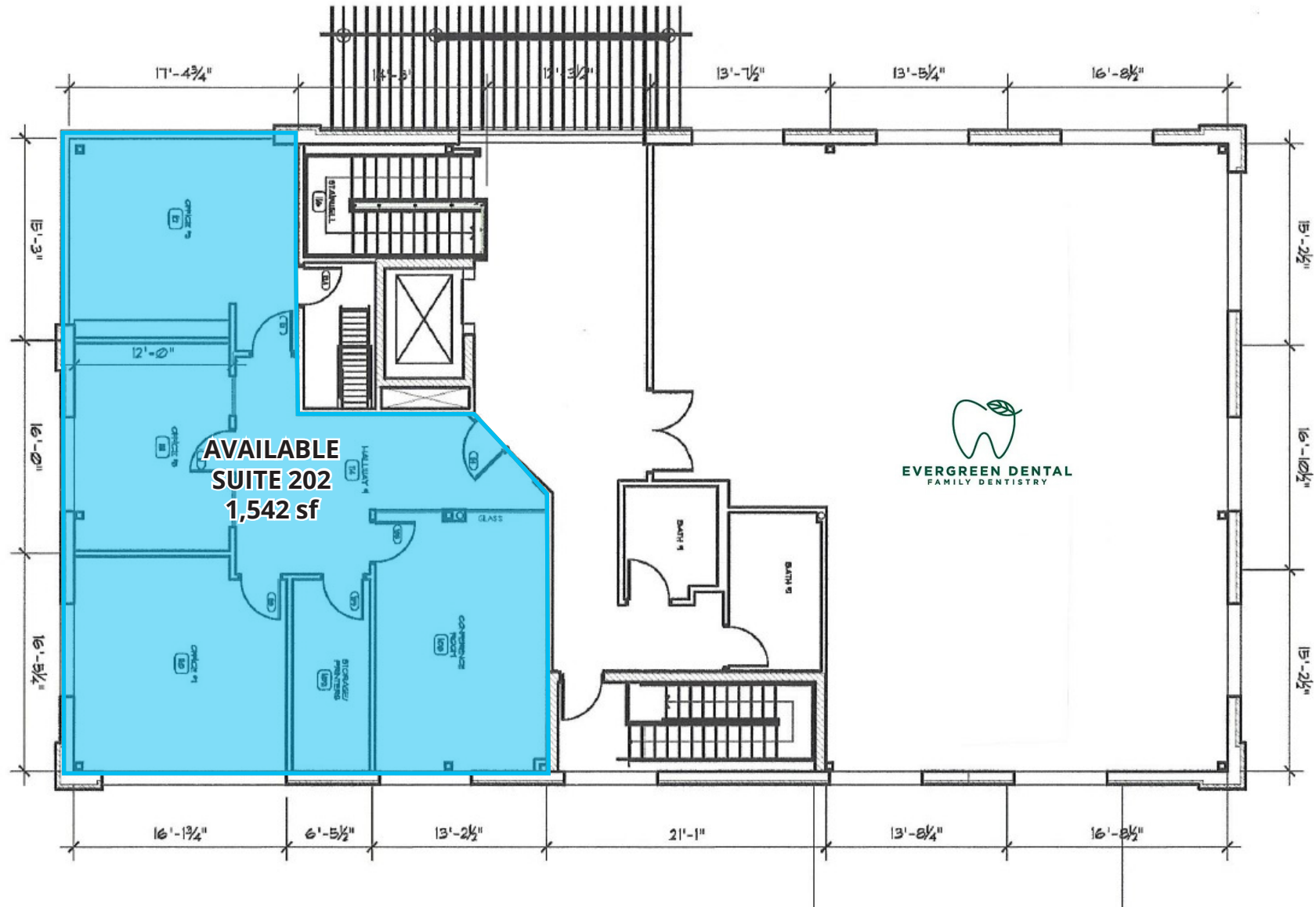
BUILDING A

| SUITE | TENANT                | SF       |
|-------|-----------------------|----------|
| 101   | Alerus                | 4,007 SF |
| 201   | Evergreen Dental      | 2,127 SF |
| 202   | AVAILABLE (2ND FLOOR) | 1,542 SF |



# BUILDING A - FLOOR 2

## LONE OAK CENTER

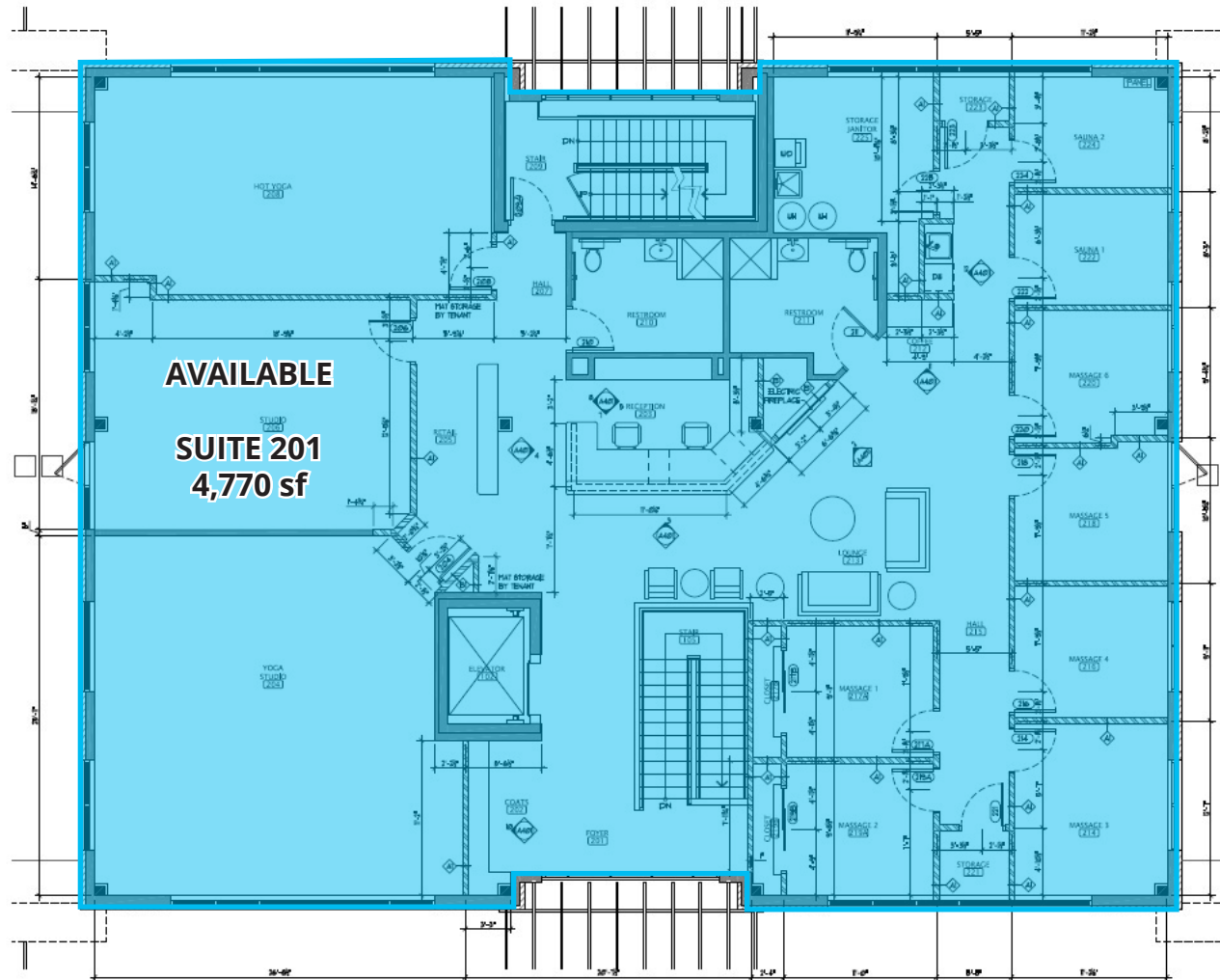


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# BUILDING C - FLOOR 2

## LONE OAK CENTER



**1 SECOND FLOOR PLAN**  
A101 SCALE: 1/8" = 1'-0"

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## FOR MORE INFO CONTACT:

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**REALTY  
RESOURCES**  
MEMBER

## AERIAL

Washburn-McReavy

SINCE 2009  
**ESTEEM**

## ANDERSON LAKES

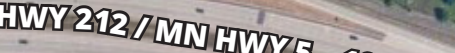


MB  
MARTINBLU  
APARTMENT LIVING

**10,226 VPD**

LUNDS&amp;BYERLYS

## HOLDING FACILITY



**US HWY 212 / MN HWY 5 103,162 VPD**



## LONE OAK CENTER

**CRUMB** 



ALERUS



**HealthSource Chiropractic**  
Progressive Rehab & Wellness



**JAMISON OPTICAL**  
 800.848.8888



**EVERGREEN DENTAL**  
FAMILY DENTISTRY



**MITCHELL RD 13,600 VPD**



**WATER  
TREATMENT  
PLANT**



**ST. ANDREW**  
LUTHERAN CHURCH

**2,450 VPD**

## EDEN PRAIRIE CITY CENTER

**TECHNOLOGY DR 2,900 VPD**

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