

Preserve Village

RETAIL FOR LEASE

9605-9645 Anderson Lakes Parkway | Eden Prairie



Property Details

- Year Built: 1980
- GLA: 76,612 SF
- Parking: Surface Lot | 280 Stalls
- Signage: Pylon signage available to qualified premises

LOCATION

- 9605-9645 Anderson Lakes Parkway | Eden Prairie

AVAILABLE SPACE

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

2026 EST. EXPENSES

- \$10.89 PSF Total
[\$5.14 PSF CAM + \$5.75 PSF Tax]

TRAFFIC COUNTS

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

Center Retailers



Demographics

RADIUS	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

T Transwestern

Tom Palmquist

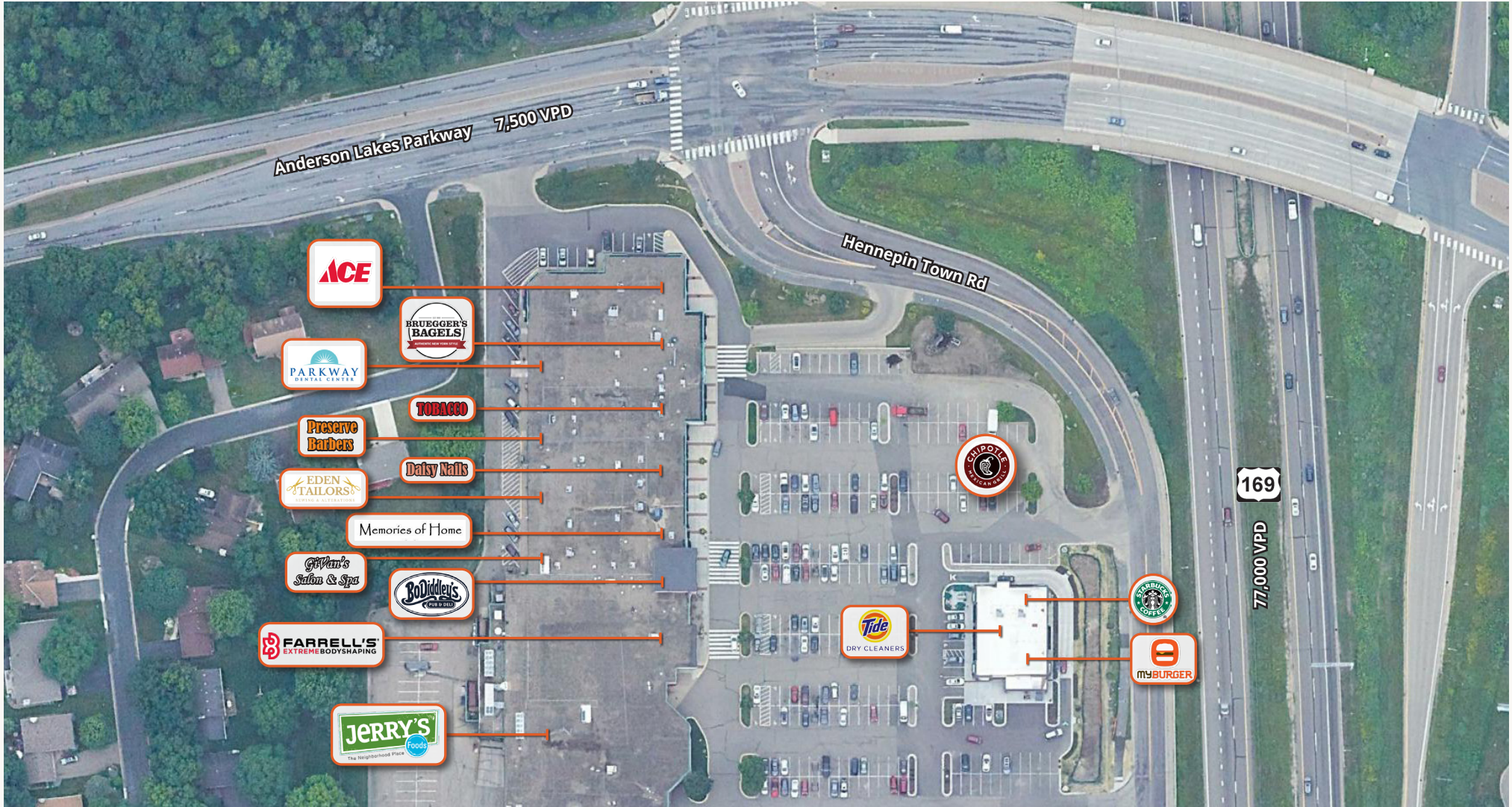
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REALTY
RESOURCES
MEMBER

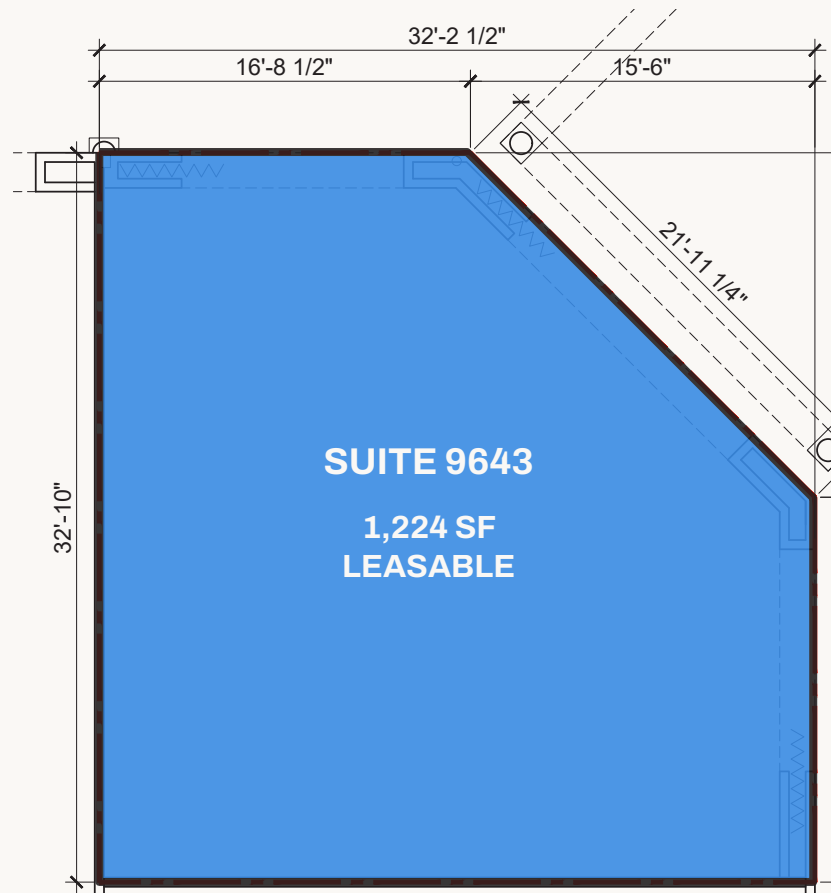
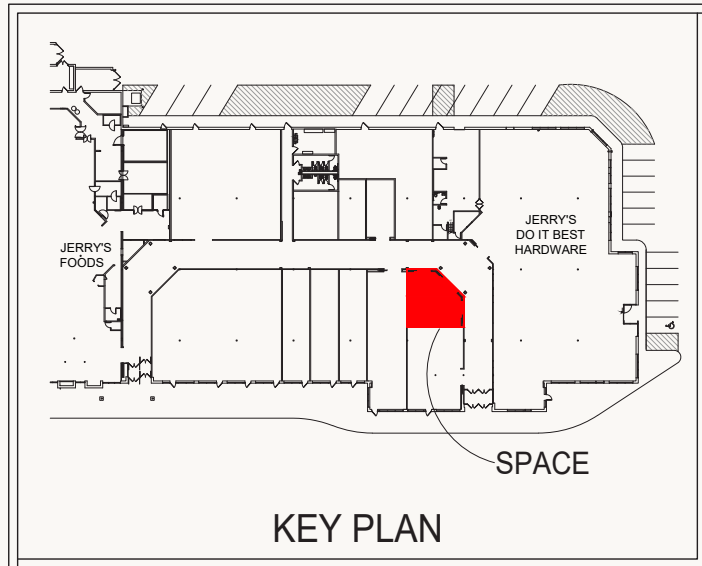
Aerial



Site Plan



Space Plan



Space Plan

