



ANDERSON LAKES CENTER

Retail Space For Lease | 8767 Columbine Rd | Eden Prairie, MN 55344

ANDERSON LAKES CENTER SUMMARY

LOCATION: 8767 Columbine Rd | Eden Prairie, MN

BUILDING GLA: 35,834 SF Total

HIGHLIGHTS: Located in Eden Prairie's prime trade area
Easy access from Anderson Lakes Pkwy & Flying Cloud Dr
Pylon signage and ample parking

AVAILABILITY

SUITE 8789: 1,000 sq. ft.

CAM + TAX: \$13.89 sq. ft. total 2024 est.
[\$7.76 psf CAM + \$6.13 psf tax]

TRAFFIC COUNTS

20,421 vpd | Flying Cloud Dr

7,800 vpd | Anderson Lakes Pkwy

DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 11,823 | 51,662 | 138,445 |
| MEDIAN HH INCOME | \$96,540 | \$119,322 | \$114,156 |
| AVERAGE HH INCOME | \$118,556 | \$169,462 | \$163,322 |

* Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study; avgs are per day total cars

CONTACT

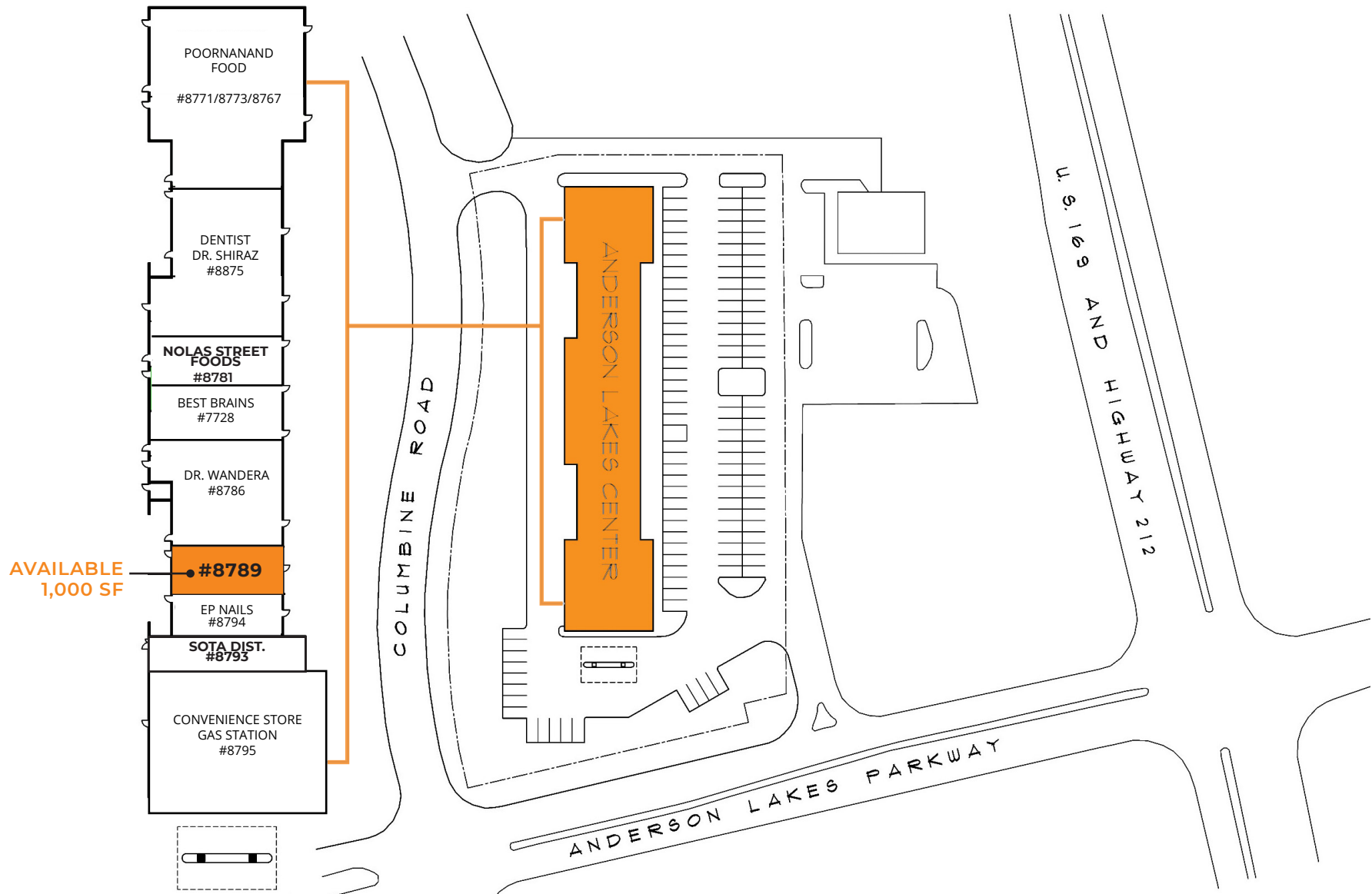
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AREA RETAILERS



ANDERSON LAKES CENTER SITE PLAN



CONTACT

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ANDERSON LAKES CENTER TRADE AREA



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