

Prairie Court

RETAIL FOR LEASE

16352-16390 Wagner Way | Eden Prairie, MN 55344



Property Details

Located near the intersection of W 78th St and Eden Prairie Rd, this site offers excellent visibility and access in one of the area's most active retail corridors. Surrounded by strong daily traffic drivers and positioned within a high-income trade area, the property benefits from steady traffic volume and consistent consumer demand, making it a prime opportunity for retail and service users.

LOCATION

- 16352-16390 Wagner Way, Eden Prairie, MN 55344

BUILDING SIZE

- 30,926 sf

AVAILABLE SPACE

- 1,100 sf [Former dog groomer]

2026 EST. EXPENSES

- \$12.50 psf

TRAFFIC COUNTS

- 15,447 vpd on Eden Prairie Rd
- 41,994 vpd on HWY 5



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	58,975	132,267	256,721
MEDIAN HH INCOME	\$114,842	\$111,796	\$104,938
AVERAGE HH INCOME	\$119,077	\$114,208	\$107,627

** Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars*

Area Tenants



T Transwestern

Molly Townsend

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PRAIRIE COURT

Overall Site Plan

SUITE	TENANT	SUITE	TENANT
16396	Tavern 4&5	16370	Tobacco
16388	Aurelia's	16368	EmbroidiMe
16384	Subway	16366	Happy Nails
16382	EP Power	16364	Let's Dish
16380	Where's the Flour?	16362	AVAILABLE
16378	Mathnasium	16360	Lorenzo's Salon
16376	Verizon	16358	Best Oriental Massage
16374	Learning RX	16356	Management Office
16372	China Wok	16354	Cosmo Prof



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