



PRESERVE VILLAGE

RETAIL FOR LEASE | Eden Prairie, MN

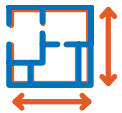
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PRESERVE VILLAGE OVERVIEW



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 9627: 5,224 SF leaseable
Suite 9643: 1,224 SF leaseable
Suite 9615: 740 SF leaseable



2024 OPEX

CAM: \$4.83 PSF
Taxes: \$5.01 PSF
TOTAL: \$9.84 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


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REAL ESTATE
SERVICES

Anderson Lakes Parkway 7,500 VPD

Hennepin Town Rd

169

77,000 VPD



TOBACCO



Daisy Nails



Memories of Home



1,224
SF



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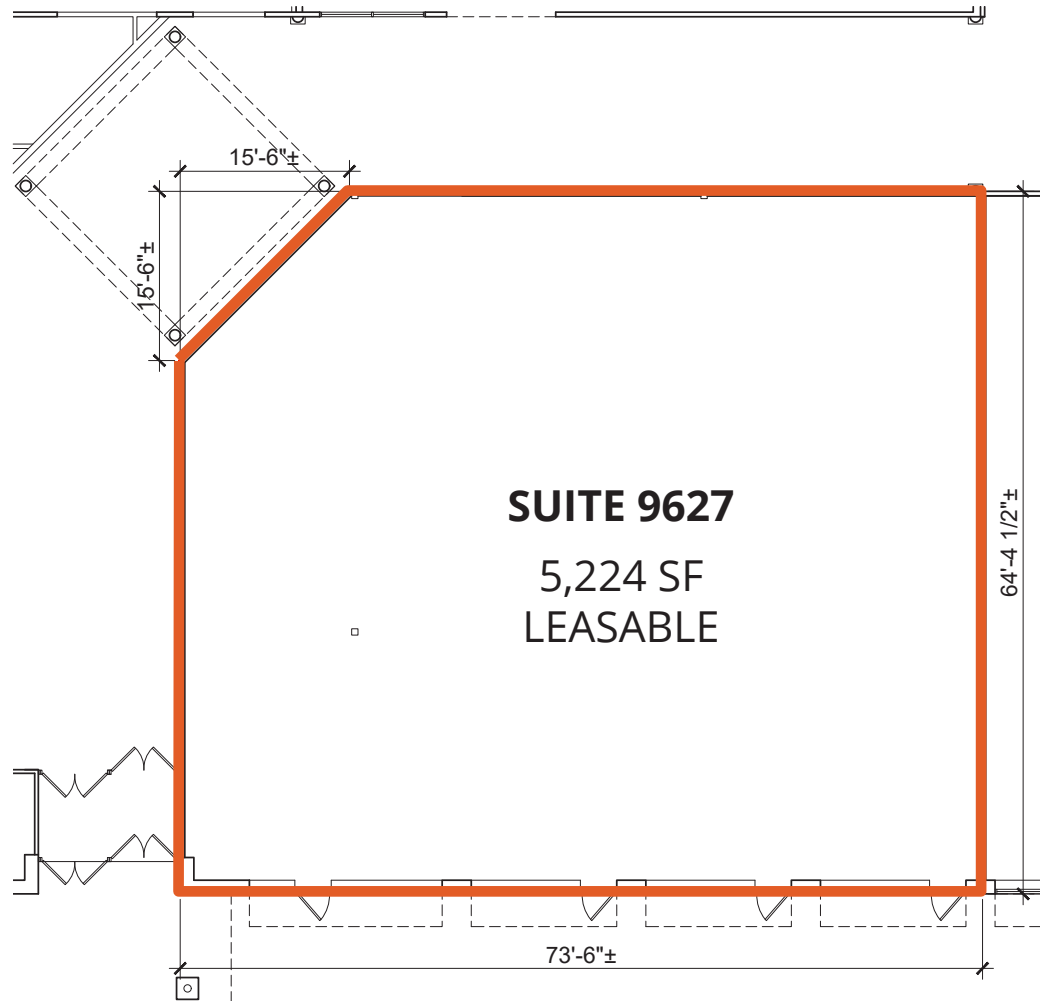
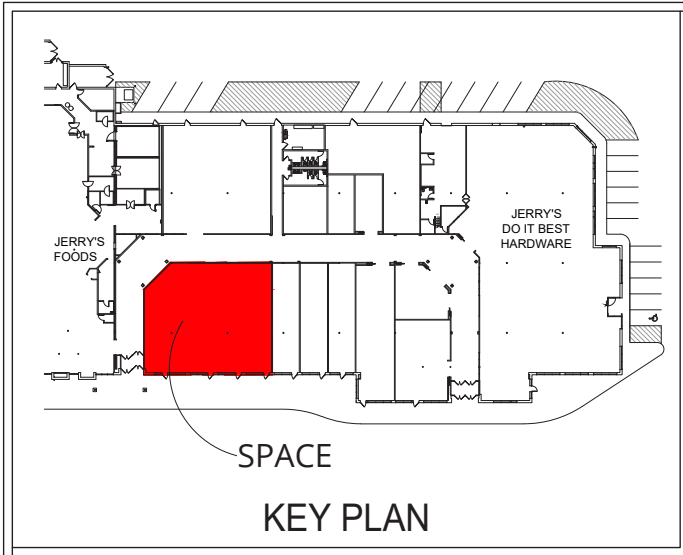
PRESERVE VILLAGE SITE PLAN



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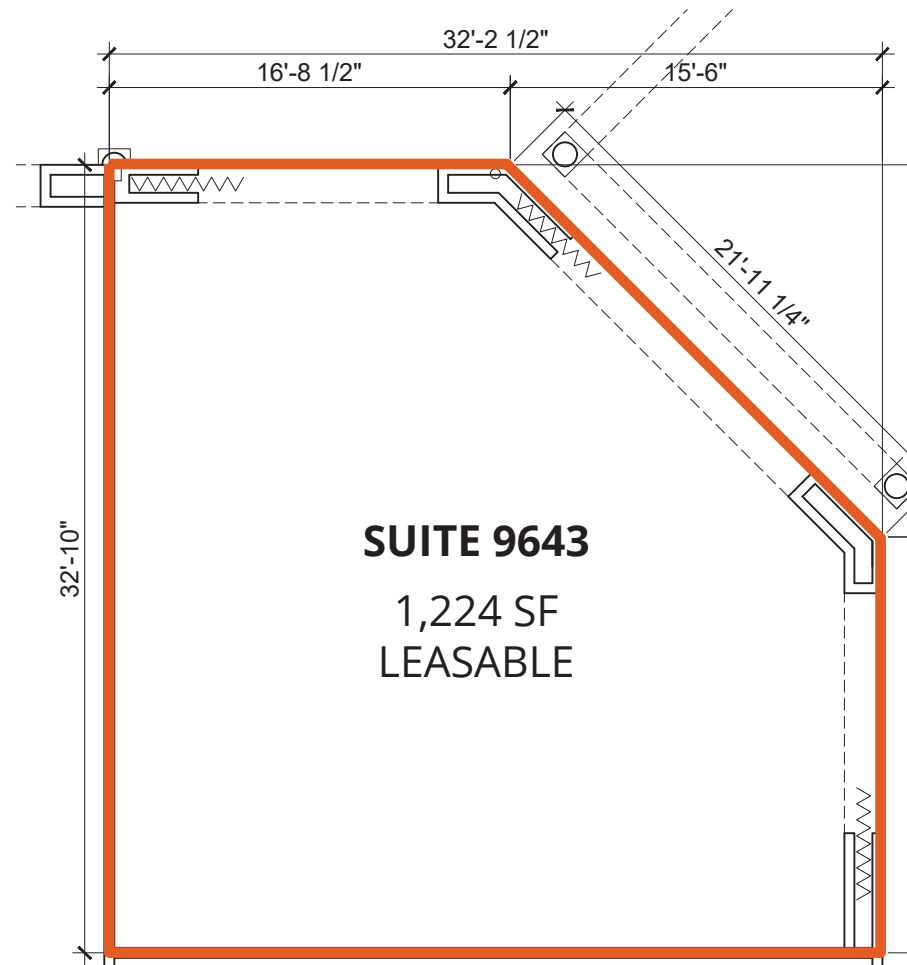
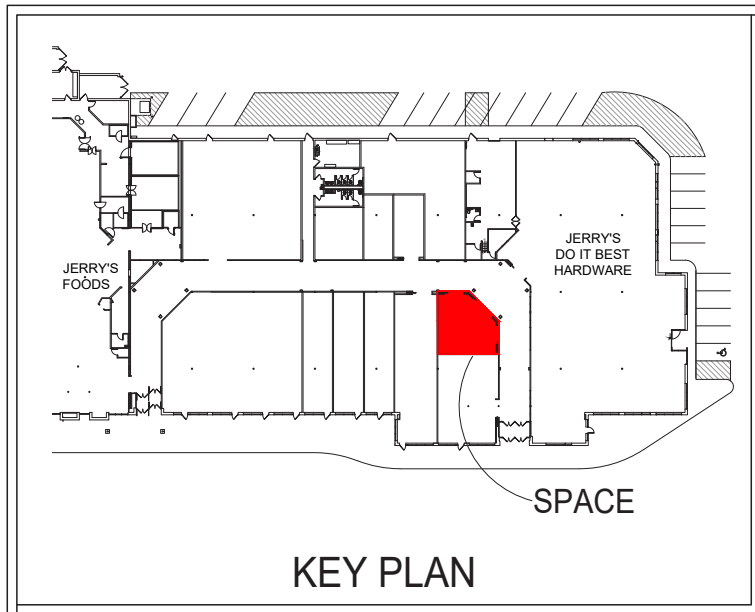
PRESERVE VILLAGE SPACE PLAN



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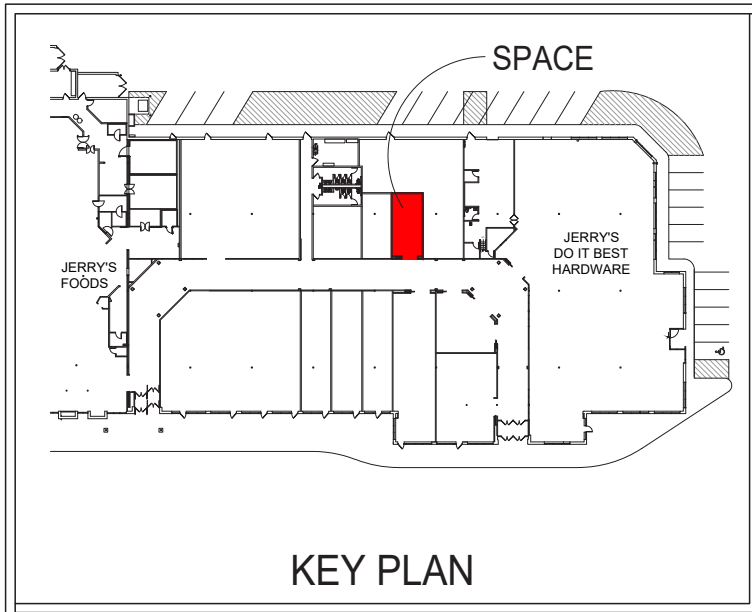
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PRESERVE VILLAGE PHOTOS


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