



SHADY OAK RETAIL CENTER

6399-6407 City West Parkway | Eden Prairie, MN 55344

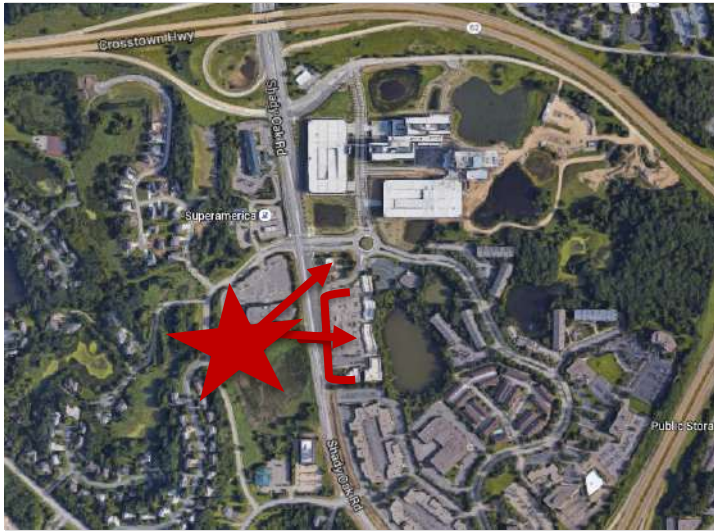
In-Line Retail Space For Lease In Eden Prairie

Space Available:

- Suite 6407-5c: 1,068 sf (vacant)
- 2024 CAM: \$5.72 psf and Tax: \$3.07 psf
- Lease Rates: \$22.00 psf Net

Highlights and Features:

- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- United Health 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak tenants include Bay Leaf Indian Cuisine, Lucky Inn Restaurant, City West Fan Man, TC Running World, Jimmy John's, Advance Services, Haven Asian Eatery, Stretch Labs, and Zenaway Spa



Demographics and Traffic Counts:

- Average Population: 1 mile - 2,949, 3 miles - 60,443, and 5 miles - 199,106
- Average Household Income: 1 mile - \$129,721, 3 miles - \$131,756, and 5 miles - \$137,021
- Traffic Counts: Shady Oak Road North - 15,900 vpd, South - 14,800 vpd, Hwy 62 West - 29,000 vpd and Hwy 62 East - 31,000 vpd



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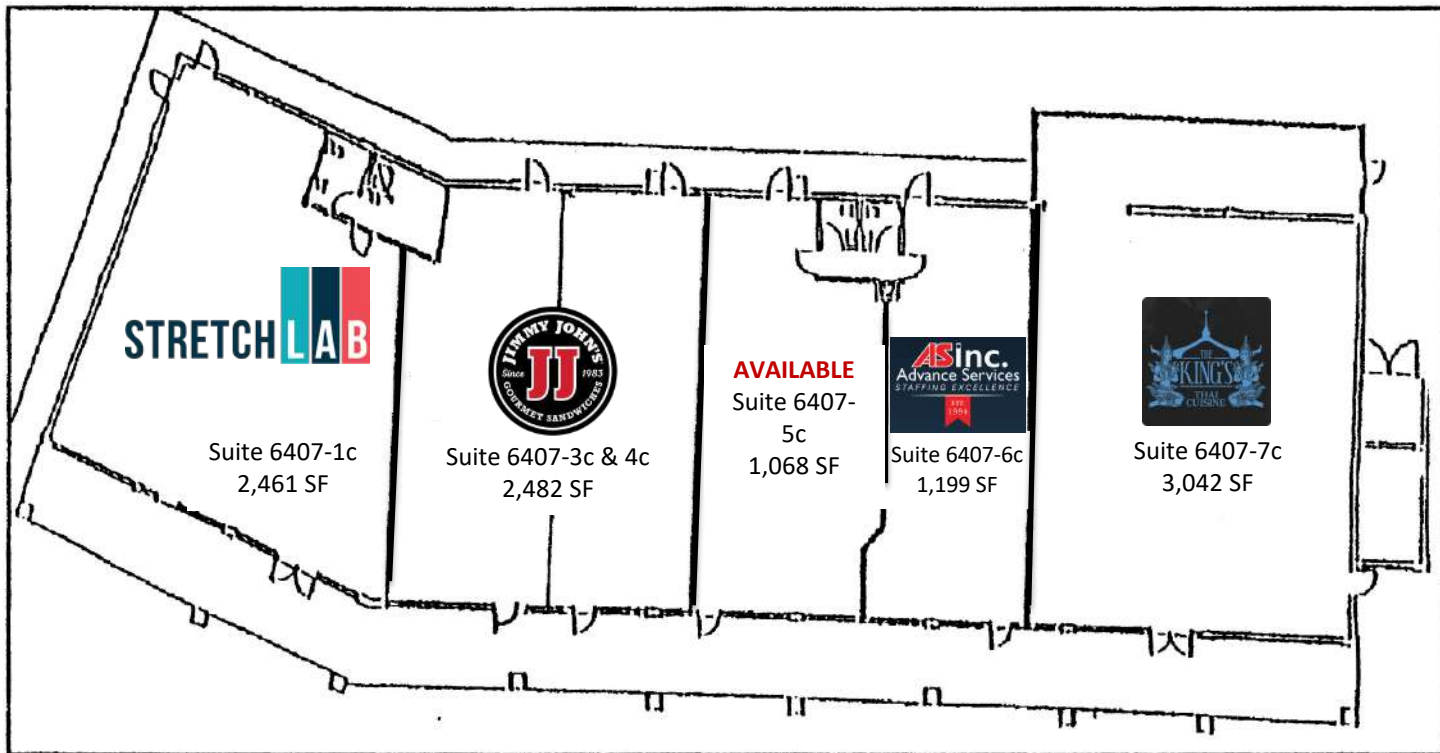
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Building Plan C



Aerial



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