



For Lease

\$22.00

PSF Net

Space Available

- Suite 6407-3c & 4c: 2,482 SF (former restaurant)
- Suite 6405-2b: 3,044 SF
- 2026 CAM: \$5.72 PSF and Tax: \$3.47 PFS

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Shady Oak Retail Center

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

2,482 SF to 3,044 SF In-Line Retail Space

Highlights & Features

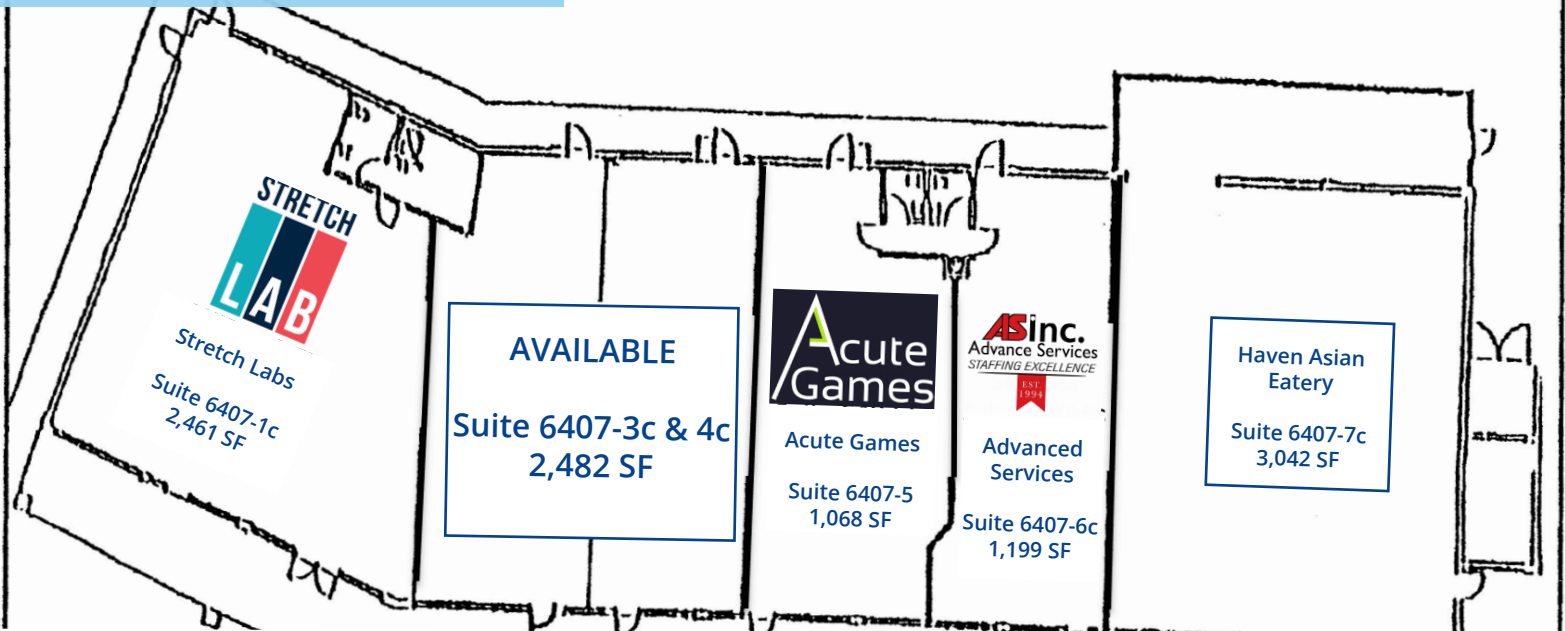
- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- Optum 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak tenants include Noke Food Market, TC Running World, Stretch Labs, Acute Games, Advance Services, Haven Asian Eatery, and T.J. Hooligan's

Site Plans

Building B



Building C



Interior Photos Suite 6407-3c & 4c



Demographics



Average Household Population

1 Mile: 2,949
3 Miles: 60,443
5 Miles: 199,106



Average Household Income

1 Mile: \$129,721
3 Miles: \$131,756
5 Miles: \$137,021



Traffic Counts

Shady Oak Road S: 11,327 VPD
Crosstown Hwy: 21,633 VPD

Location Overview

