

## RETAIL FOR LEASE

# LONE OAK CENTER

7916 Mitchell Road, Eden Prairie, MN 55344



**AVAILABLE SF:** 1,630 - 4,380 SF

**LEASE RATE:** \$22.00 - 24.00 SF/Yr (NNN)

**BUILDING SIZE:** 17,192 SF

**YEAR BUILT:** 2006

**ZONING:** PUD - Planned Unit Development

**CROSS STREETS:** Highway 212

### PROPERTY OVERVIEW

Retail/office space conveniently located on Mitchell Road and Highway 212. The retail center has great visibility, access and signage. There is ample surface and underground parking.

#### Traffic Counts:

18,500 vpd Mitchell Road  
93,000 vpd Highway 212

### PROPERTY FEATURES

- Strong demographics
- 59,972 - Daytime employment within 3 mile radius
- Nice mix of current tenants
- Great visibility and easy access
- Highly desirable Eden Prairie location
- 2018 Tax & CAM: \$11.27

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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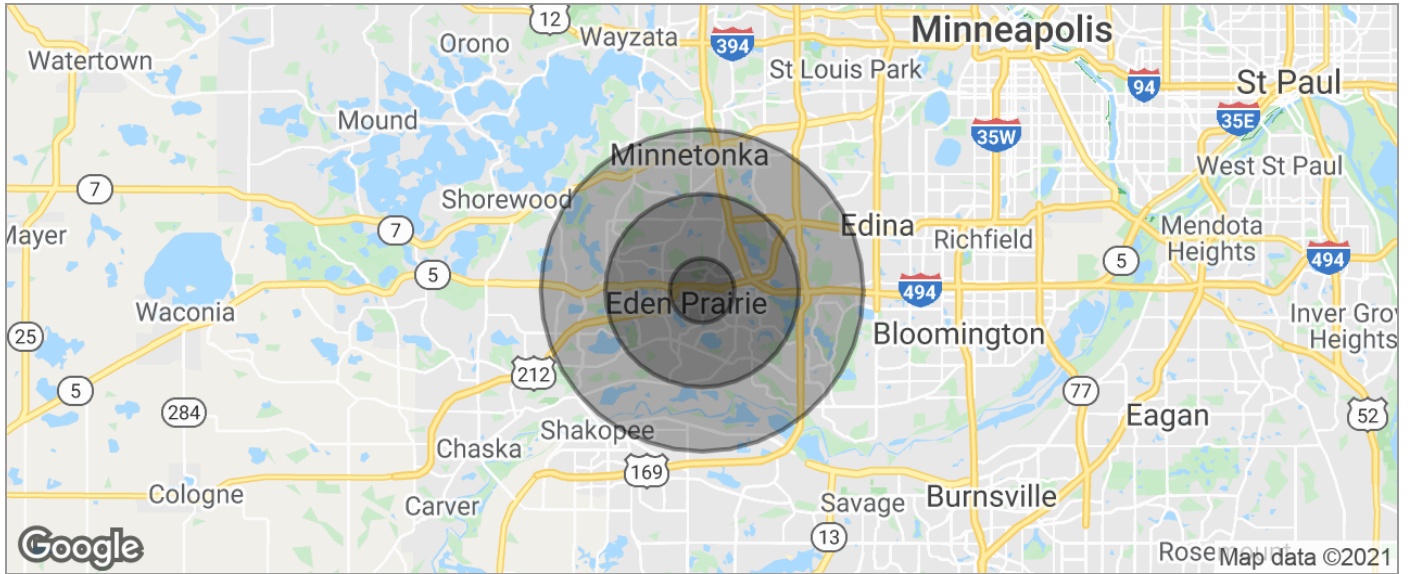
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	6,442	51,544	131,901
MEDIAN AGE	36.7	37.8	39.2
MEDIAN AGE (MALE)	33.9	36.5	37.9
MEDIAN AGE (FEMALE)	38.7	38.7	40.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,757	20,470	52,310
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$99,626	\$116,767	\$116,453
AVERAGE HOUSE VALUE	\$191,443	\$411,748	\$399,409

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	75.1%	80.0%	84.2%
% BLACK	7.6%	6.2%	4.9%
% ASIAN	12.2%	9.3%	6.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	3.3%	2.5%	1.8%

<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	6.2%	4.6%	3.5%

\* Demographic data derived from 2010 US Census

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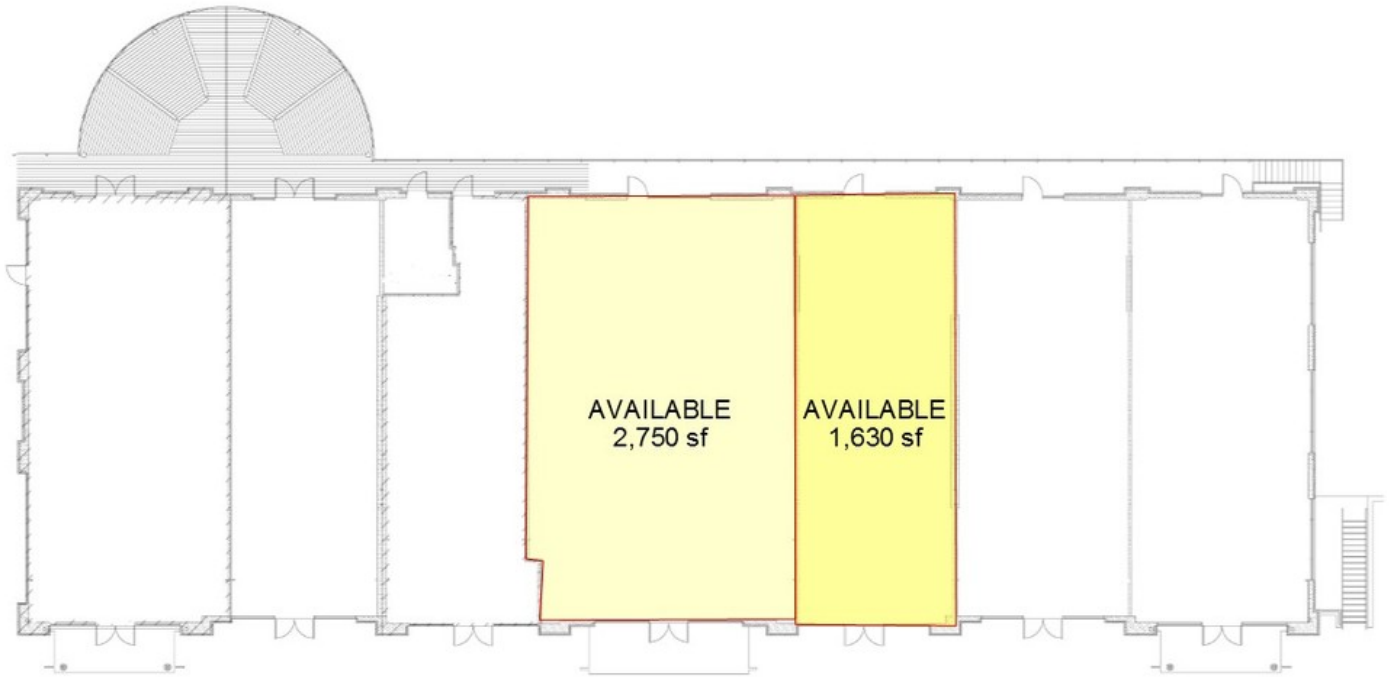
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Inline	Retail/Office	\$22.00 - 24.00 SF/YR	NNN	2,750 - 4,380 SF	VACANT
Inline	Retail/Office	\$22.00 - 24.00 SF/YR	NNN	1,630 - 4,380 SF	VACANT

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