

RETAIL FOR LEASE

EDEN PRAIRIE VILLAGE

16490 W 78th St | Eden Prairie, MN 55436



Kris Schisel 612.359.1691

Owned By:

EDEN PRAIRIE VILLAGE OVERVIEW



LOCATION: NWC Hwy 5 & Eden Prairie Rd
Eden Prairie, MN

BUILDING GLA: 86,536 sq. ft.

AVAILABILITY

SUITE 08: 1,775 sq. ft. [available May 1, 2026]

CAM + TAX: \$15.44 sq. ft. total 2026 est.
[\$7.75 psf CAM + \$7.04 psf tax + \$0.64 psf ins.]

TRAFFIC COUNTS

15,000 vpd | Eden Prairie Rd
36,000 vpd | 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 2022 est & MN Dept of Transportation 2023 Study avgs are per day total cars

CONTACT

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PROPOSED CONCEPT



COMMENTS

This prime corner location offers high visibility at a busy stoplight intersection, anchored by Kowalski's Market. Surrounded by affluent residents, it provides easy access and excellent signage for a convenient shopping experience.

CO-TENANTS



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EDEN PRAIRIE VILLAGE OVERALL SITE PLAN



TENANT	SF
Kowalski's	22,866
Patina	5,250
Eden Prairie Liquor	8,001
Inside Edge Golf	6,276
Parkway Dental	3,390
H&R Block	900
Lisa's Tailor Shop	475
AVAILABLE	1,775
Perfect Nails	1,076
Way Cool Cooking	3,311
OSR Physical Therapy	5,140
Edward Jones	1,000
JES Naturals	1,600
Family Eye Clinic	2,750
Great Clips	921
Nautical Bowl	1,275
Freeziac	1,045
Bruegger's Bagels	1,450
UPS Store	1,150
Tabla	2,842
Sanctuary Salon	4,150
Caribou Coffee	1,670
VEG	5,000
Dave's Hot Chicken	2,044

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