

# PIONEER TRAIL

EDEN PRAIRIE, MN 55347

## PROPERTY SUMMARY



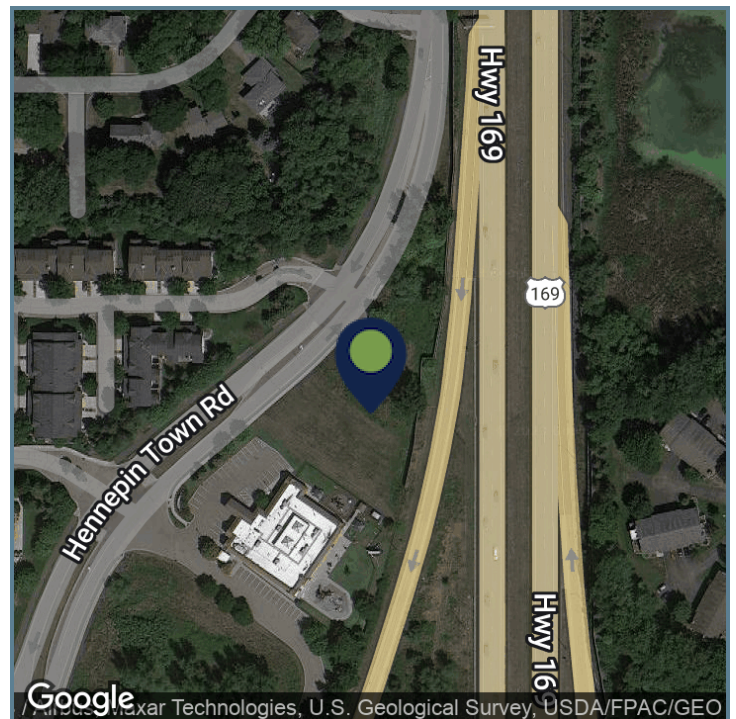
### PROPERTY DESCRIPTION

This 5,500 SF new build has one 1,150 SF suite available for lease in Eden Prairie, MN. This 1.19 Acre lot is situated on a high-traffic location that sees over 100,000 vehicles per day between Highway 169 & Pioneer Trail. Eden Prairie's average household income within a 1mi radius of this location is \$150,000. Don't miss this opportunity to position your business in this brand new building coming in 2023 in a booming SW suburb of Minneapolis.

| SPACES | LEASE RATE                 |  | SPACE SIZE |  |
|--------|----------------------------|--|------------|--|
| Vacant | Contact Broker for Pricing |  | 1,500 SF   |  |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,852     | 20,112    | 54,311    |
| Total Population  | 8,879     | 46,302    | 132,044   |
| Average HH Income | \$139,602 | \$125,993 | \$129,068 |



Presented By:

Legacy Commercial Property

847-904-9000

info@legacypro.com



# PIONEER TRAIL & HENNEPIN TOWN RD

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ADDITIONAL PHOTOS



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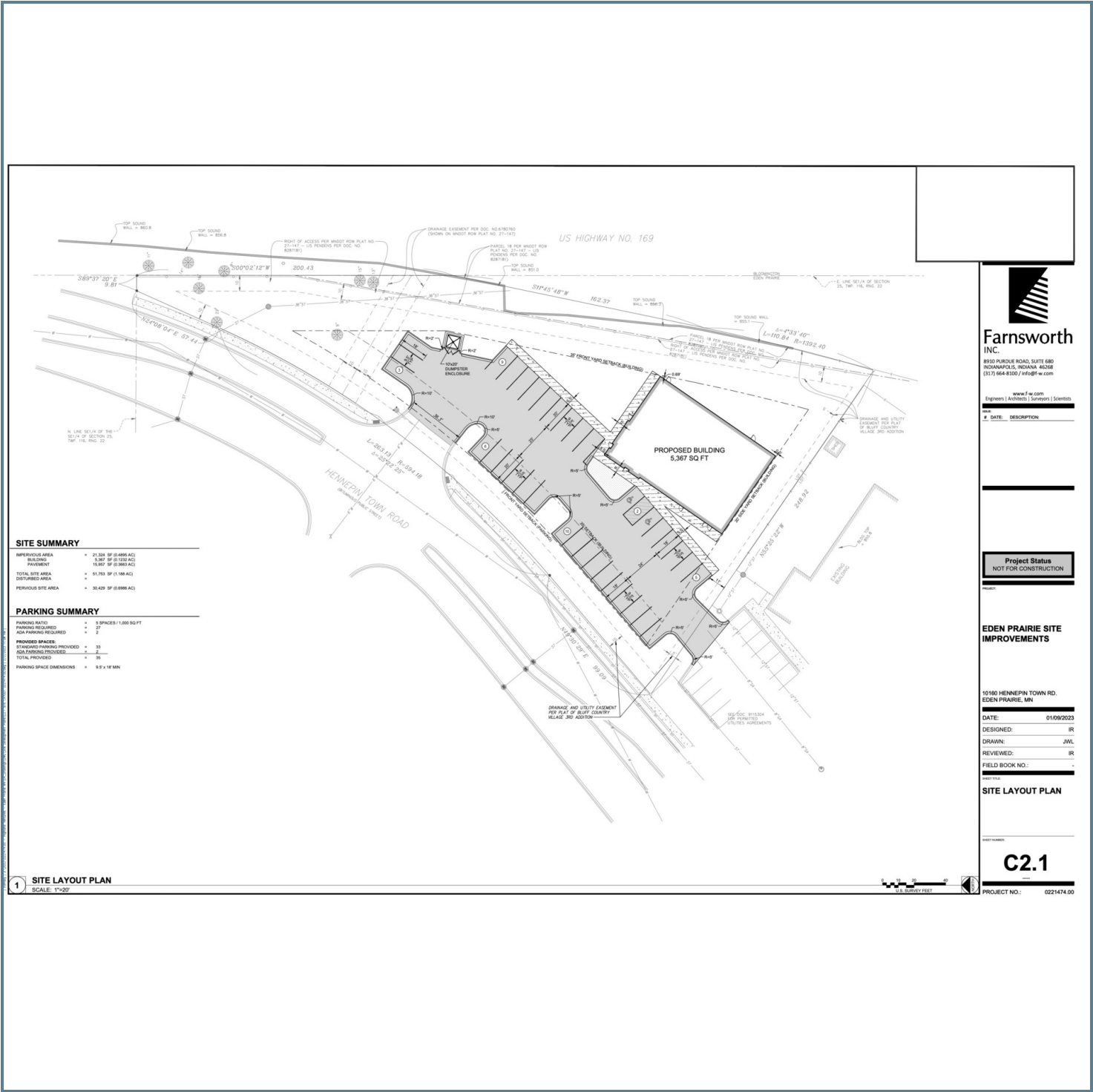
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## SITE PLANS



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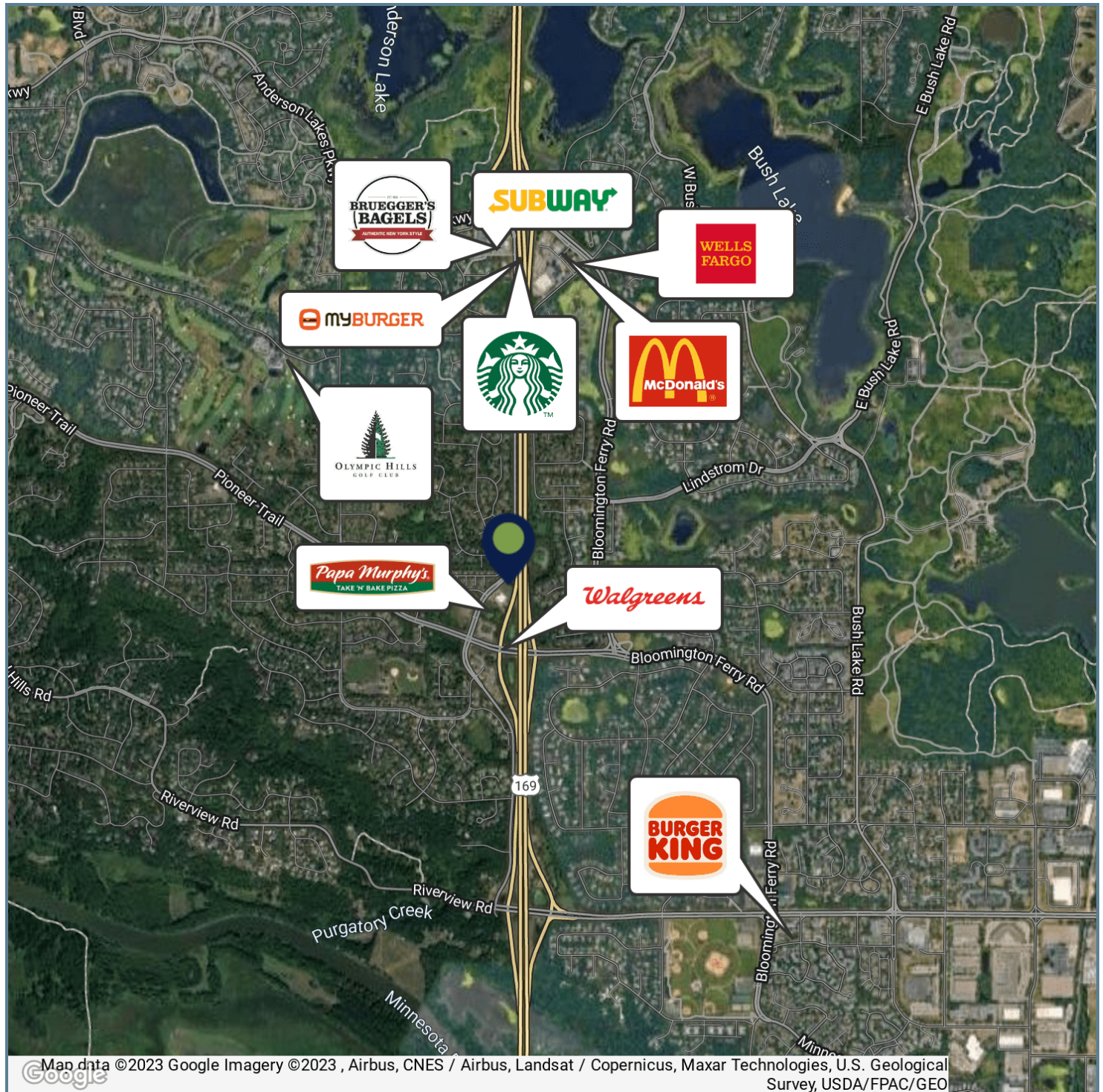
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RETAILER MAP



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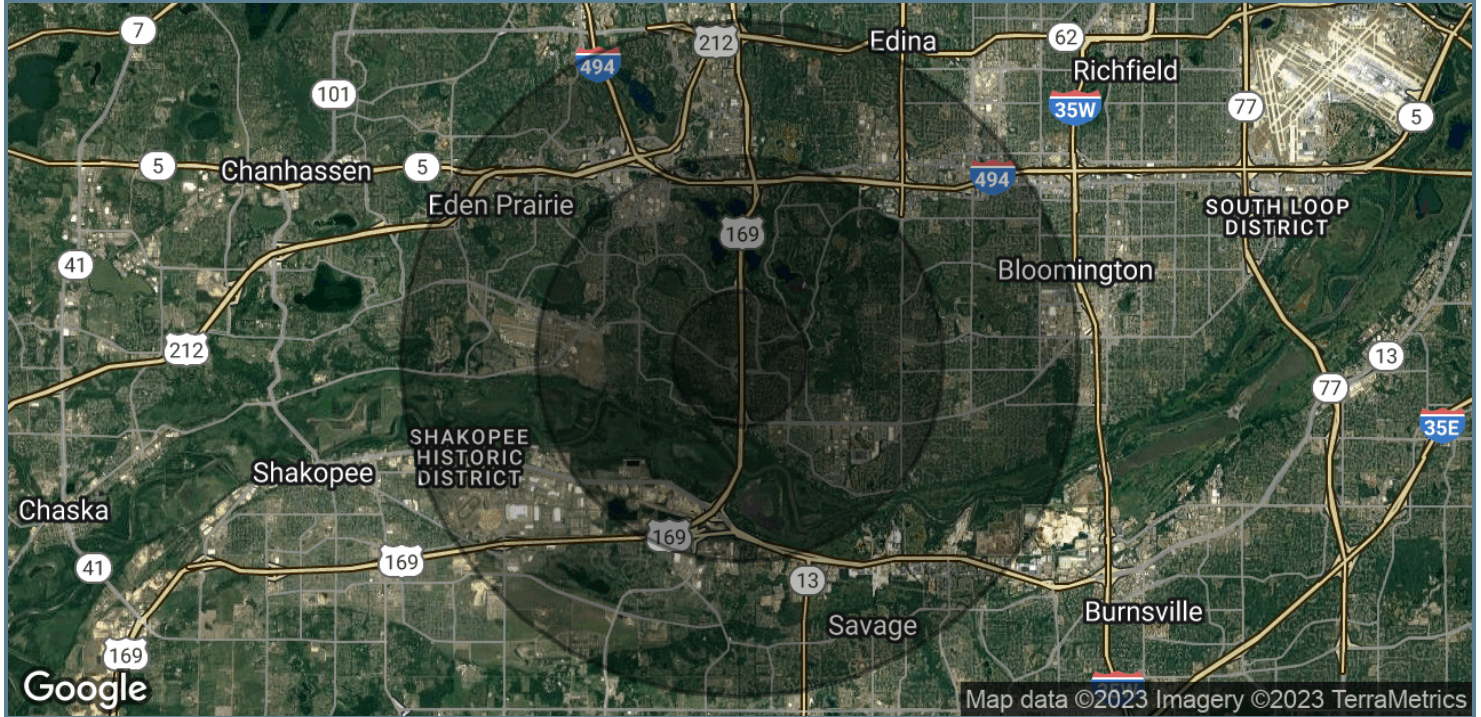
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 8,879     | 46,302    | 132,044   |
| Average Age          | 47.3      | 44.3      | 42.3      |
| Average Age (Male)   | 44.0      | 41.9      | 40.5      |
| Average Age (Female) | 50.0      | 45.5      | 43.4      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 3,852     | 20,112    | 54,311    |
| # of Persons per HH  | 2.3       | 2.3       | 2.4       |
| Average HH Income    | \$139,602 | \$125,993 | \$129,068 |
| Average House Value  | \$390,038 | \$338,202 | \$345,535 |

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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