

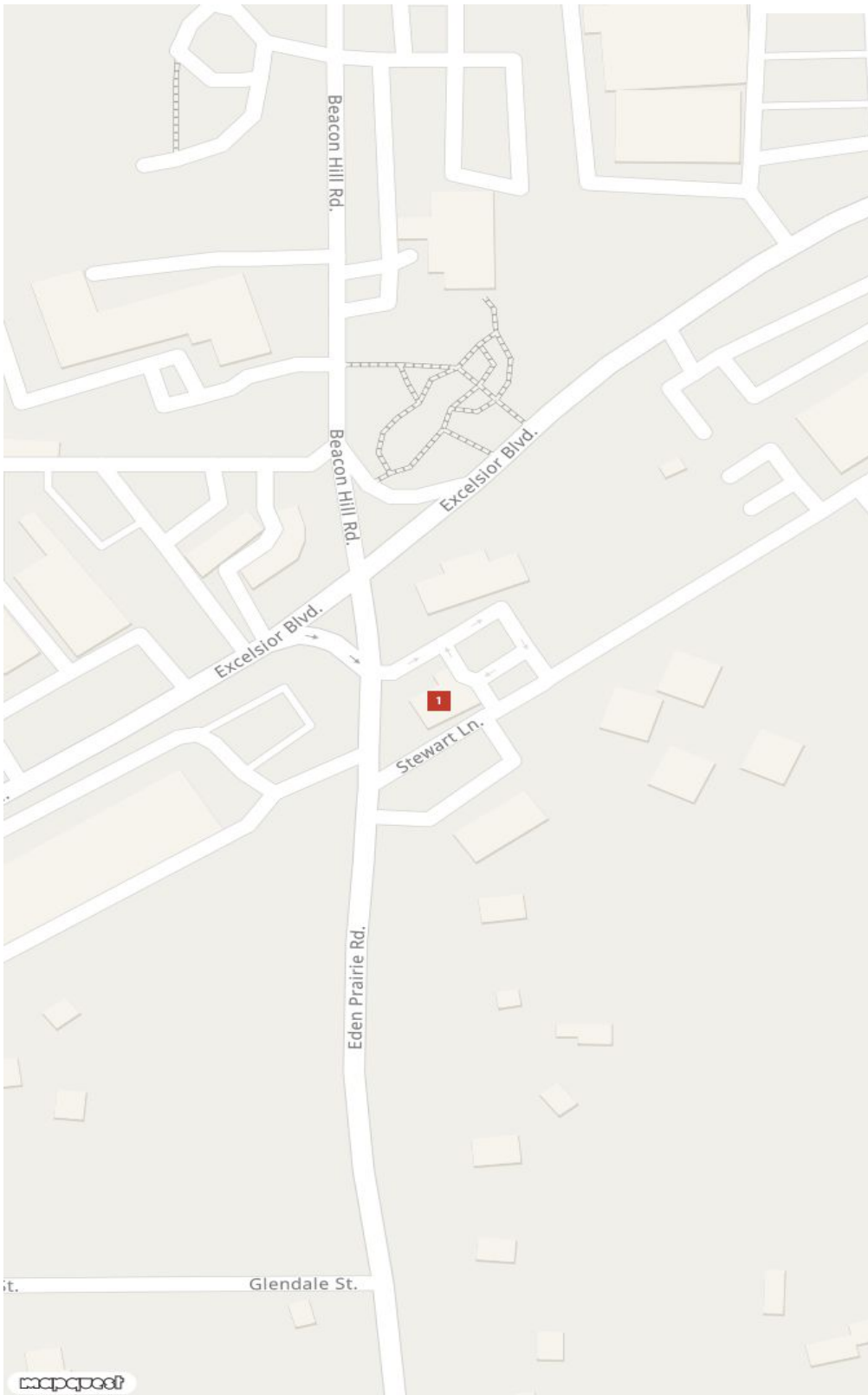
My Report

Prepared January 24, 2023

Presented By



Dean Trongard
dtrongard@optionsre.net
(612) 812-1616



1



5445 Eden Prairie Rd
Minnetonka, MN 55345
Bldg SF: 2,828 SF

Dean Trongard
dtrongard@optionsre.net
612-812-1616

5445 Eden Prairie Rd

Options Real Estate, Inc

P O Box 33 Maple Plain, MN 55359 | 612-812-1616

5445 Eden Prairie Rd

5445 Eden Prairie Rd, Minnetonka, MN, 55345

Retail: Restaurant

Prepared on January 24, 2023

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Property Features

Location Details

Address	5445 Eden Prairie Rd, Minnetonka, MN...	County	Hennepin
Zoning	B-1	Parcels	3311722110005
Submarket	MN - Southwest	Name	5445 Eden Prairie Rd

Building Details

Sub Type	Restaurant	Year Built	1946
Building Status	Existing	Occupancy Type	Single Tenant
Building Size	2,828 SF	Percent Occupied	100%
Land Size	0.47 Acres / 20,473 SF	Parking Spaces	-
Number of Buildings	1	Parking Ratio	-
Number of Floors	1		

Listings

1 Listing | 5,174 SF | \$2,495,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Japanese Restaurant	-	5,174 SF	\$2,495,000	Now

Additional Photos



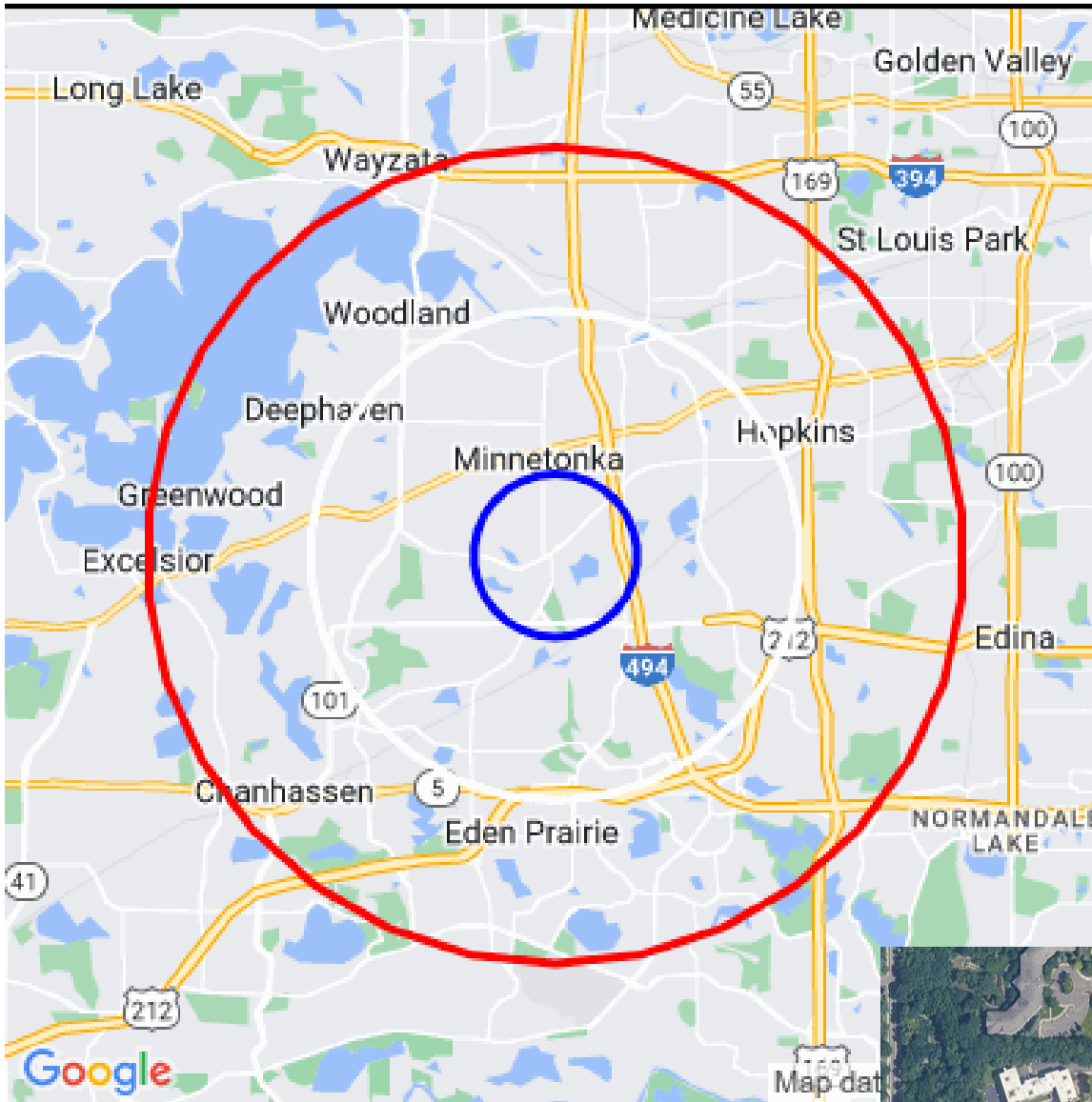
Contact



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dtrongard@optionsre.net

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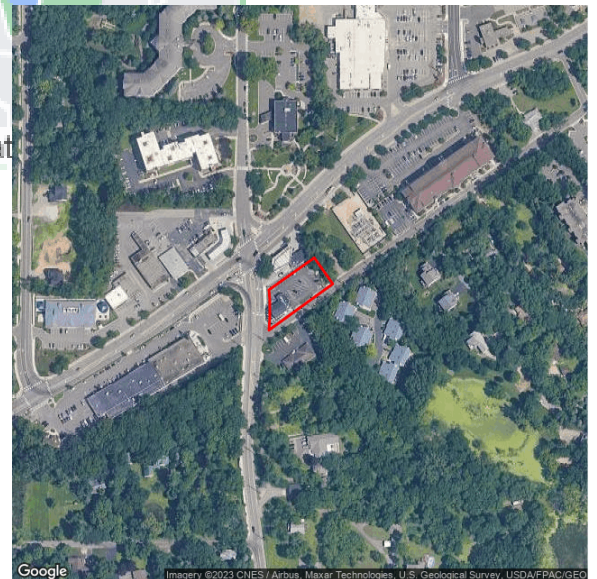
Demographic Report



5445 Eden Prairie Rd

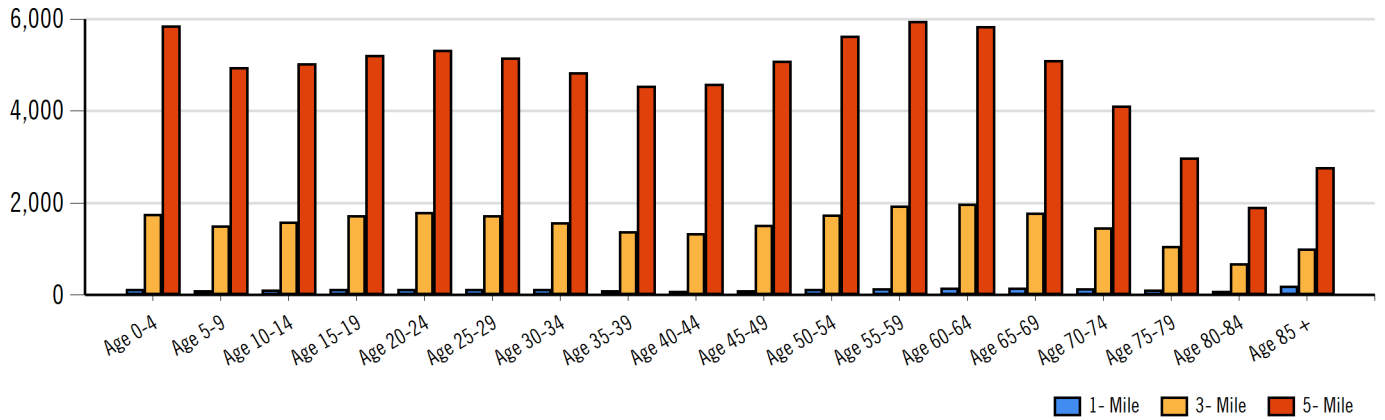
Population

Distance	Male	Female	Total
1- Mile	1,120	1,218	2,338
3- Mile	13,482	14,190	27,673
5- Mile	41,277	43,703	84,980

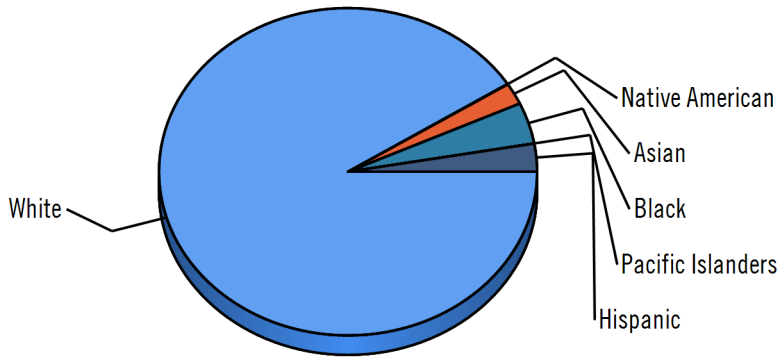


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Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

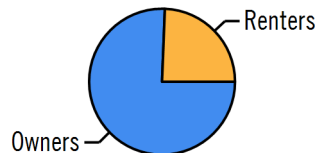
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

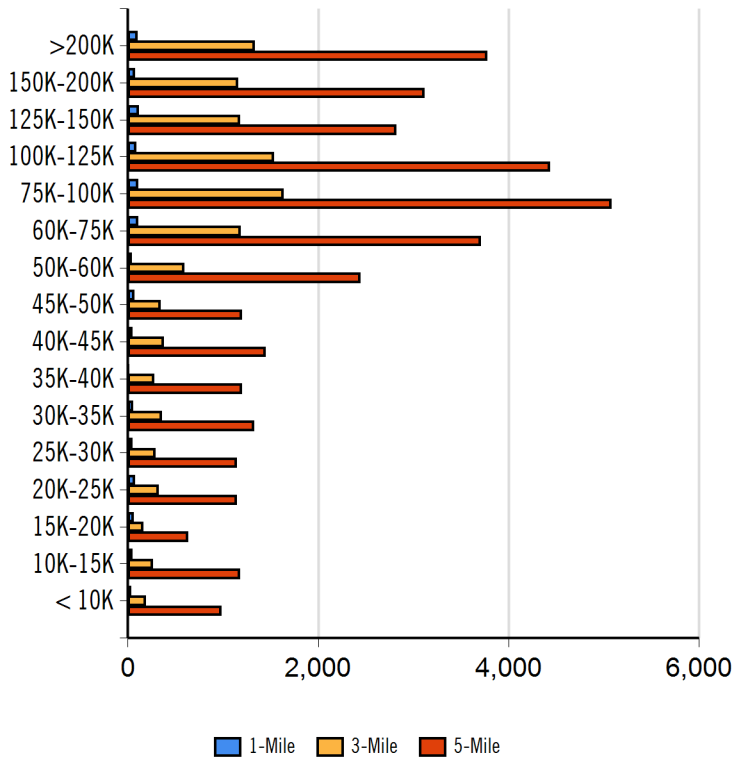
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,225	30	0.94 %
3-Mile	15,363	350	1.51 %
5-Mile	47,118	1,025	1.66 %

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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	13	1	61	176	30	229	32	20	131	245	57	17	82
3-Mile	100	15	584	2,321	741	1,938	547	267	2,592	2,743	751	391	1,062
5-Mile	298	82	1,972	5,899	2,218	6,153	1,488	1,075	7,336	8,926	3,137	1,036	3,303

Household Income



Radius	Median Household Income
1-Mile	\$86,900.60
3-Mile	\$92,920.81
5-Mile	\$91,980.68

Radius	Average Household Income
1-Mile	\$111,006.40
3-Mile	\$109,657.94
5-Mile	\$104,308.51

Radius	Aggregate Household Income
1-Mile	\$95,234,503.54
3-Mile	\$1,216,143,468.51
5-Mile	\$3,507,670,872.93

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,726	19,269	58,588
High School Grad	308	2,796	8,886
Some College	365	4,468	13,275
Associates	127	1,433	3,797
Bachelors	528	6,664	21,002
Masters	164	2,034	5,896
Prof. Degree	79	688	2,115
Doctorate	16	136	435

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	27 %	33 %	37 %
Teen's	32 %	63 %	71 %
Expensive Homes	0 %	2 %	43 %
Mobile Homes	0 %	2 %	1 %
New Homes	0 %	20 %	32 %
New Households	21 %	40 %	59 %
Military Households	0 %	5 %	7 %
Households with 4+ Cars	15 %	72 %	70 %
Public Transportation Users	16 %	30 %	44 %
Young Wealthy Households	83 %	187 %	168 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Dean Trongard
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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	56,982,880		673,919,232		2,037,363,980	
Average annual household	60,597		61,867		59,987	
Food	7,724	12.75 %	7,858	12.70 %	7,652	12.76 %
Food at home	4,781		4,849		4,744	
Cereals and bakery products	680		689		674	
Cereals and cereal products	239		243		238	
Bakery products	440		446		435	
Meats poultry fish and eggs	954		954		938	
Beef	228		225		220	
Pork	164		165		162	
Poultry	180		179		177	
Fish and seafood	160		160		158	
Eggs	73		75		73	
Dairy products	498		507		494	
Fruits and vegetables	969		991		968	
Fresh fruits	142		146		143	
Processed vegetables	177		181		178	
Sugar and other sweets	175		177		172	
Fats and oils	150		152		149	
Miscellaneous foods	891		909		888	
Nonalcoholic beverages	393		397		389	
Food away from home	2,942		3,008		2,908	
Alcoholic beverages	469		485		464	
Housing	20,837	34.39 %	21,189	34.25 %	20,687	34.49 %
Shelter	12,679		12,890		12,603	
Owned dwellings	8,041		8,281		7,992	
Mortgage interest and charges	4,091		4,287		4,116	
Property taxes	2,777		2,829		2,727	
Maintenance repairs	1,171		1,164		1,148	
Rented dwellings	3,288		3,278		3,329	
Other lodging	1,350		1,330		1,281	
Utilities fuels	4,523		4,595		4,509	
Natural gas	446		453		441	
Electricity	1,755		1,770		1,746	
Fuel oil	188		190		185	
Telephone services	1,398		1,433		1,404	
Water and other public services	733		748		730	
Household operations	1,546	2.55 %	1,578	2.55 %	1,520	2.53 %
Personal services	475		497		471	
Other household expenses	1,070		1,081		1,049	
Housekeeping supplies	745		738		718	
Laundry and cleaning supplies	185		187		183	
Other household products	444		440		426	
Postage and stationery	115		110		109	
Household furnishings	1,343		1,386		1,335	
Household textiles	101		104		101	
Furniture	357		357		343	
Floor coverings	40		40		39	
Major appliances	121		132		132	
Small appliances	119		115		113	
Miscellaneous	603		635		605	
Apparel and services	1,708	2.82 %	1,728	2.79 %	1,660	2.77 %
Men and boys	356		364		345	
Men 16 and over	295		305		287	
Boys 2 to 15	61		59		57	
Women and girls	603		599		587	

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Women 16 and over	533	526	515
Girls 2 to 15	70	73	71
Children under 2	102	101	101

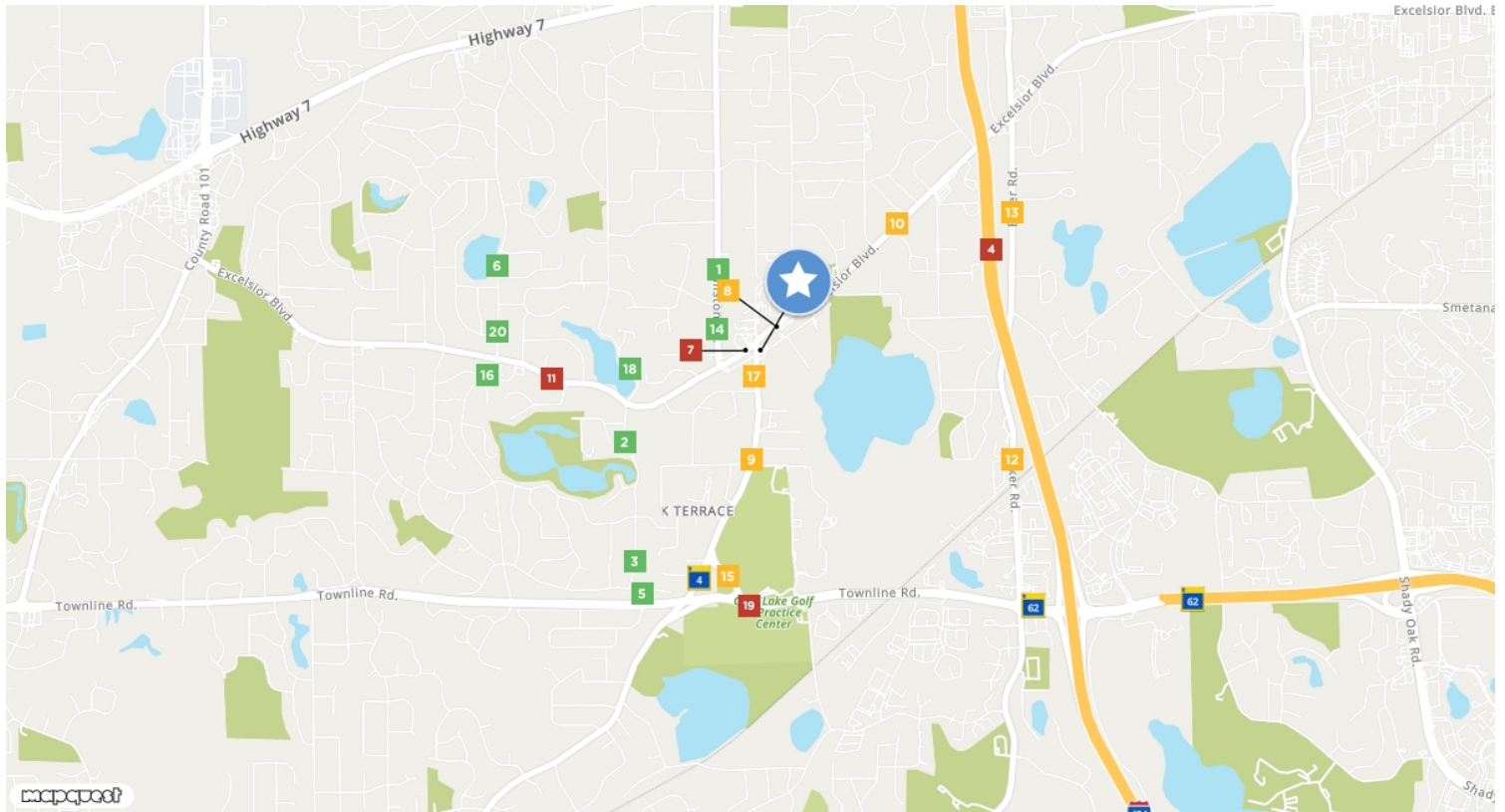
Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	56,982,880		673,919,232		2,037,363,980	
Average annual household	60,597		61,867		59,987	
Transportation	7,976	13.16 %	8,245	13.33 %	7,984	13.31 %
Vehicle purchases	1,983		2,091		2,007	
Cars and trucks new	1,053		1,094		1,063	
Cars and trucks used	888		949		898	
Gasoline and motor oil	2,317		2,392		2,339	
Other vehicle expenses	2,960		3,044		2,945	
Vehicle finance charges	197		209		201	
Maintenance and repairs	1,072		1,095		1,064	
Vehicle insurance	1,281		1,316		1,273	
Vehicle rental leases	409		422		406	
Public transportation	714		717		692	
Health care	4,346	7.17 %	4,446	7.19 %	4,320	7.20 %
Health insurance	2,810		2,851		2,782	
Medical services	942		989		951	
Drugs	441		452		438	
Medical supplies	152		153		149	
Entertainment	3,518	5.81 %	3,646	5.89 %	3,507	5.85 %
Fees and admissions	821		842		805	
Television radios	1,109		1,140		1,112	
Pets toys	1,308		1,345		1,293	
Personal care products	799		816		788	
Reading	74		72		70	
Education	2,114		2,053		1,989	
Tobacco products	386		384		386	
Miscellaneous	1,012	1.67 %	1,007	1.63 %	987	1.65 %
Cash contributions	1,499		1,529		1,497	
Personal insurance	8,131		8,403		7,988	
Life and other personal insurance	210		220		209	
Pensions and Social Security	7,921		8,183		7,779	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,286	2,236	3.63 %	567	1,617	1,982	304	348
3-Mile	2020	16,964	16,042	5.64 %	4,367	11,701	14,073	2,891	2,076
5-Mile	2020	47,366	43,530	7.89 %	13,613	30,828	35,437	11,929	5,865
1-Mile	2023	2,364	2,236	7.63 %	582	1,675	2,053	311	335
3-Mile	2023	17,763	16,042	10.69 %	4,557	12,270	14,624	3,139	1,738
5-Mile	2023	49,476	43,530	12.82 %	14,234	32,182	36,735	12,741	5,256

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Traffic Counts



Williston Rd 1 Scott Ct Year: 2021 3,777 est Year: 2019 3,850	Whited Ave 2 Oric Ave Year: 2021 783 est Year: 2019 820 Year: 2016 810	Whited Ave 3 Boulder Creek Dr Year: 2021 437 est Year: 2019 475 Year: 2016 465	I- 494 4 Mayview Ter Year: 2021 99,437 est Year: 2019 104,000 Year: 2018 105,000	Boulder Creek Dr 5 Boulder Way Year: 2021 662 est Year: 2019 680
Woodland Rd 6 Nursery Dr Year: 2021 2,474 est Year: 2019 2,550	Excelsior Blvd 7 Beacon Hill Rd Year: 2021 9,787 est Year: 2018 10,500 Year: 2016 9,600	Excelsior Blvd 8 Eden Prairie Rd Year: 2021 9,972 est Year: 2018 9,900 Year: 2016 11,000	Eden Prairie Road 9 Glendale Rd Year: 2021 6,901 est Year: 2018 7,100	Excelsior Boulevard 10 Crestwood Dr Year: 2021 9,623 est Year: 2018 9,900
Excelsior Boulevard 11 Wingwood Ct Year: 2021 10,206 est Year: 2018 10,500	Baker Road 12 Glen Moor Cir Year: 2021 6,901 est Year: 2018 7,100	Baker Road 13 Maywood Ln Year: 2021 8,067 est Year: 2018 8,300	Williston Rd 14 Cherry Ln Year: 2021 3,847 est Year: 2017 4,150 Year: 2013 4,100	Glen Lake Blvd 15 Eden Prairie Rd Year: 2021 5,181 est Year: 2017 5,500
Woodland Rd 16 Birch Ln Year: 2021 2,289 est Year: 2017 2,750 Year: 2012 2,150	Eden Prairie Rd 17 Glendale St Year: 2021 6,779 est Year: 2016 7,300	Highland Rd 18 Wild Wings Ct Year: 2021 351 est Year: 2016 335 Year: 2010 470	W 62nd St 19 Glen Lake Blvd Year: 2021 17,181 est Year: 2016 19,200 Year: 2011 18,400	Woodland Rd 20 Kimberly Rd Year: 2021 2,235 est Year: 2016 2,350 Year: 2010 2,350

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