



EDENVALE PLAZA

7400 Mitchell Road | Eden Prairie, MN 55344



Office Space/Service Retail With Golf Course View

Edenvale Plaza is a busy neighborhood center located at the corner of Mitchell Road and Valley View Road in the thriving city of Eden Prairie. This space has an abundance of natural light and overlooks the beautiful Bent Creek Golf Course. Join co-tenants BP service station, House of Kai, Gina Maria's Pizza, Mitchell Nails & Spa and Computer Fixx.

Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
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Space Available:

- Suite 7400: 1,440 sf
- Lease rate: \$20 psf gross

Highlights & Features:

- Parking spaces: 84
- Pylon signage available
- Area tenants: Brookdale Eden Prairie, 2nd Wind Exercise, Guaranteed Turf Care, Eden Prairie Art Center, Buca di Beppo, Redstone American Grill, Green Mill, Punch Pizza, Sawatdee, Prairie Pub, Prairie Tap House, Holiday Inn, Comfort Inn, Best Western, Extended Stay

Demographics & Traffic Counts:

- 2016 Population: 1 mile - 8,177, 3 miles - 53,658, 5 miles - 137,934
- 2016 Average Household Income: 1 mile - \$91,883, 3 miles - \$93,106, 5 miles - \$104, 419
- Traffic Counts: Valley View Rd - 10,700 vpd, Mitchell Rd - 12,300 vpd, Hwy 212 - 101,000 vpd



MARY LINDELL

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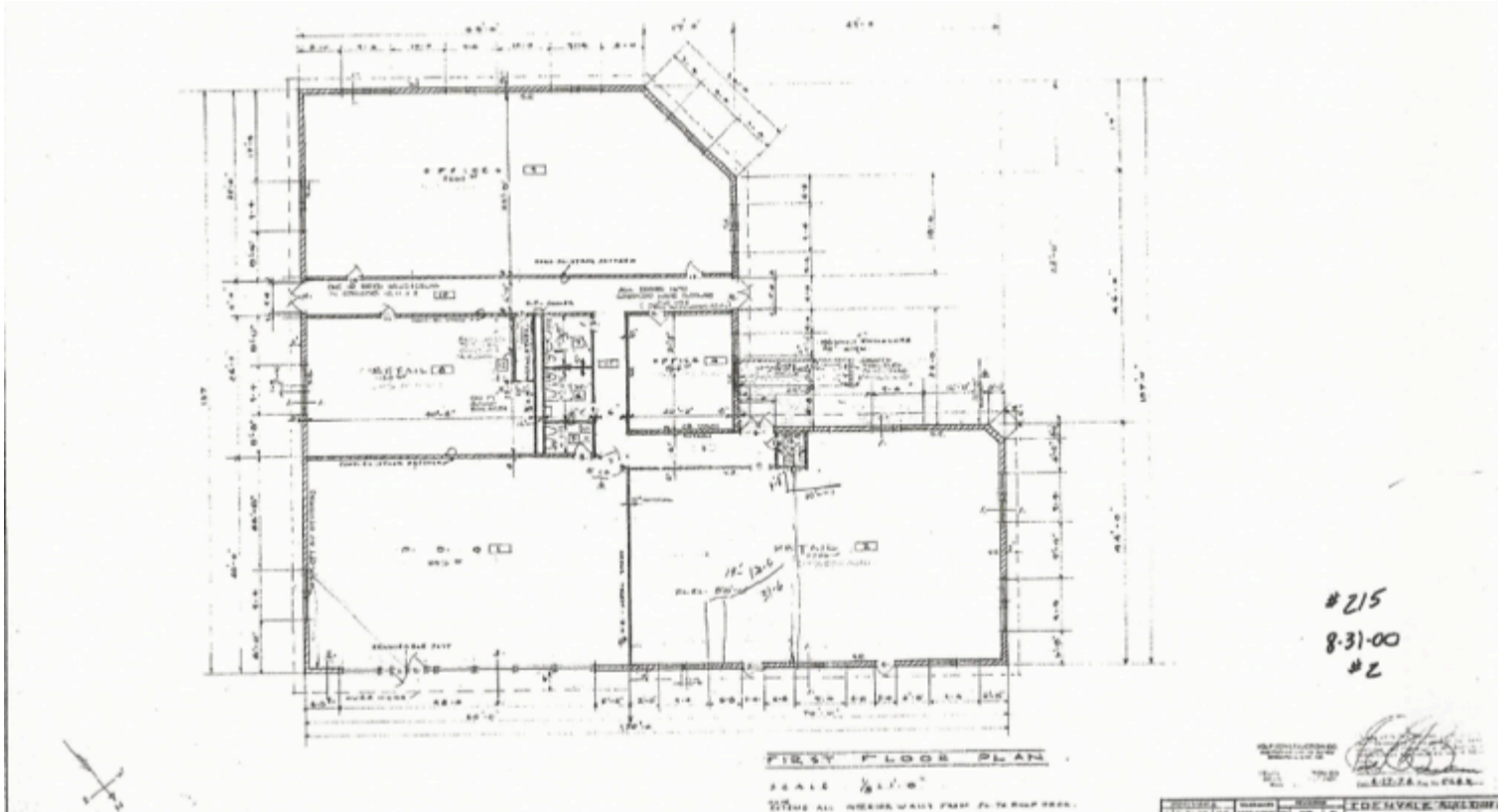
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Site Plan



Golf Course View



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