

For Lease

Space Available

- Suite 6405-2b: 3,044 sf
- Suite 6407-5c: 1,068 sf
- 2025 CAM: \$5.72 psf and
Tax: \$3.31 psf

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Shady Oak Retail Center

6399-6407 City West Parkway, Eden Prairie, MN 55344

In-Line Retail Space

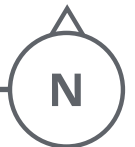
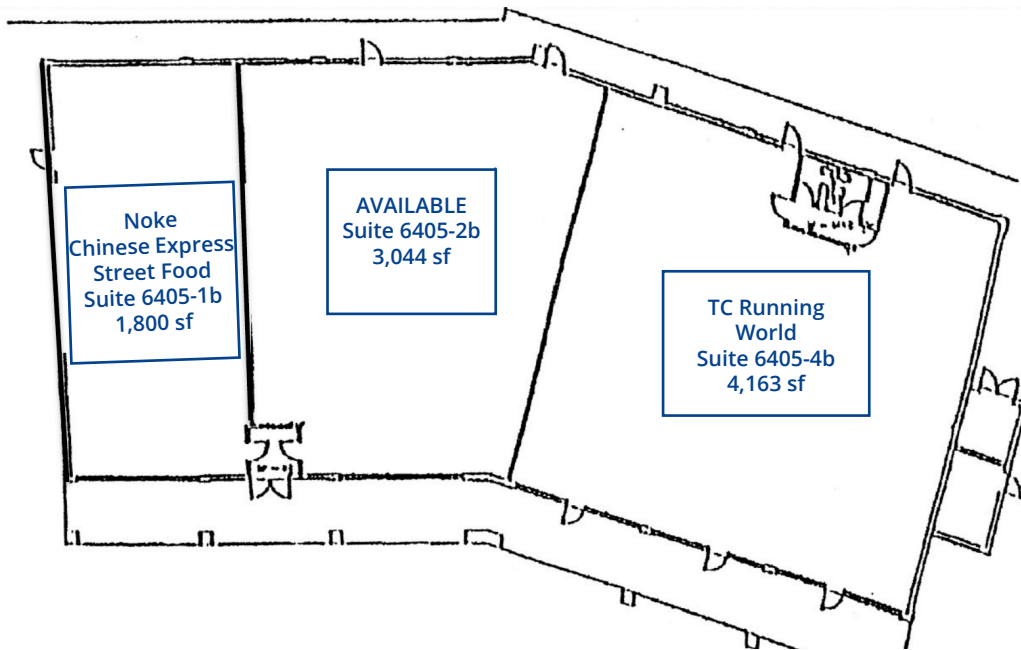
Highlights and Features:

- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- Optum 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak tenants include Kadai Indian Kitchen, Noke Chinese Express Street Food, TC Running World, Stretch Lab, Jimmy John's, Advance Services, Haven Asian Eatery, Zenaway Spa, and T.J. Hooligan's

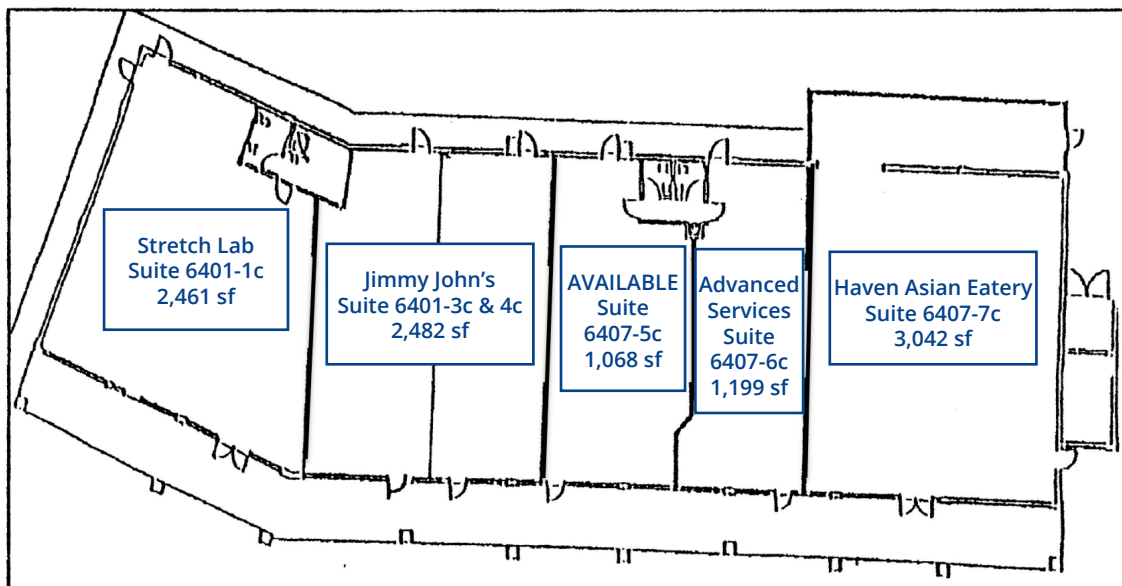
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Site Plans

Building Plan B



Building Plan C



Location Overview

Average Household Population

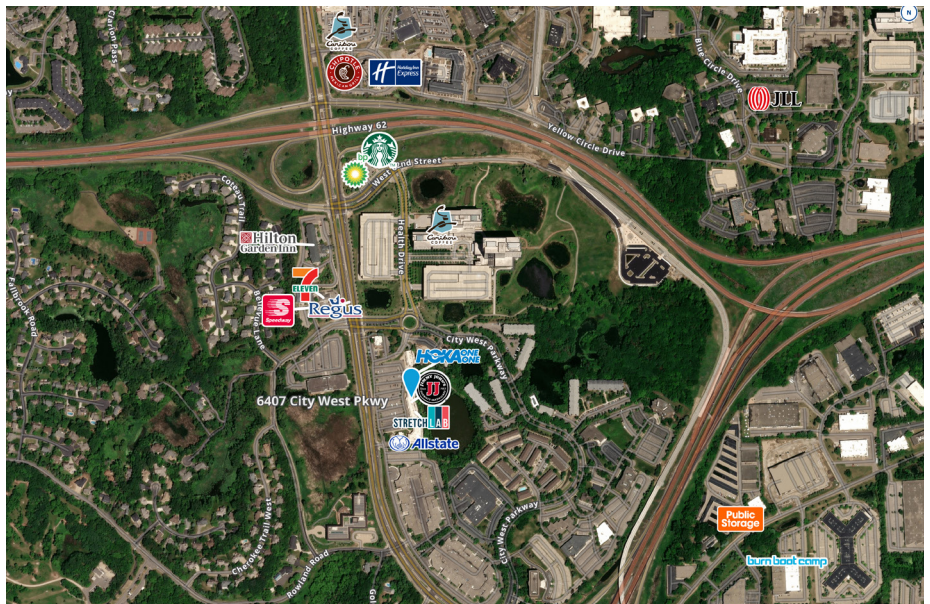
1 mile	2,949
3 miles	60,443
5 miles	199,106

Average Household Income

1 mile	\$129,721
3 miles	\$131,756
5 miles	\$137,021

Traffic Counts

- Shady Oak Road North - 15,900 vpd
- Shady Oak Road South - 14,800 vpd
- Hwy 62 West - 29,000 vpd
- Hwy 62 East - 31,000 vpd



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