



For Lease

\$22.00

PSF Net

Space Available

- Suite 6405-2b: 3,044 SF
- 2026 CAM: \$5.72 PSF and Tax: \$3.47 PFS

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Shady Oak Retail Center

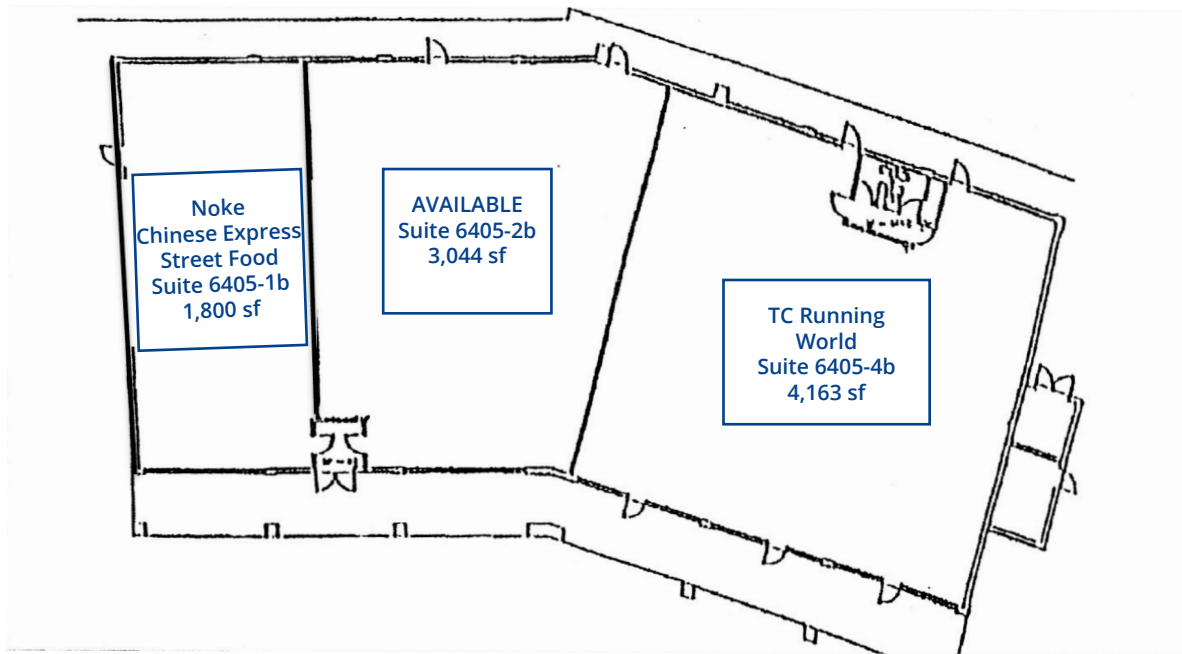
6399-6407 City West Parkway | Eden Prairie, MN 55344

One 3,044 SF In-Line Retail Space Remains

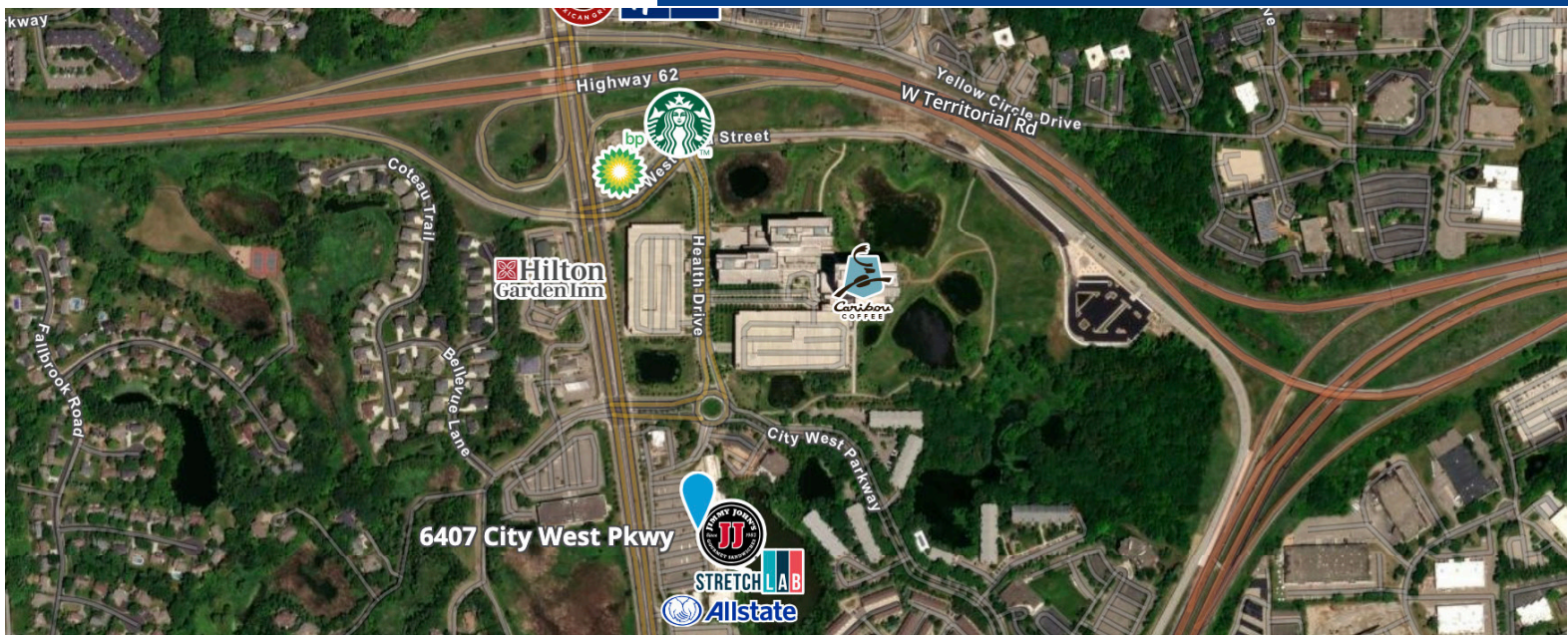
Highlights & Features

- 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, T.J. Hooligan's, and Acute Games

Site Plan



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 N: 15,900 VPD
- Shady Oak Road S: 14,800 VPD
- Hwy 62 West: 29,000 VPD
- Hwy 62 East: 31,000 VPD