

Retail for Lease

8020 Glen Ln, Eden Prairie, MN 55344



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Property overview & demographics

- Rare junior box space available in the heart of Eden Prairie’s retail corridor.
- Super regional trade area with strong mix of national retailers.
- Easy access to Hwy 212 & Interstate 494.
- Shadow anchored by Scheels, Target, Walmart & Costco.

Site information

Location: 8020 Glen Lane, Eden Prairie, MN 55344

Description: Retail Space for lease

Availability

Square Footage +/- 16,124 SF

Traffic counts

Interstate 494: 115,524 vpd

Hwy 212: 103,811 vpd

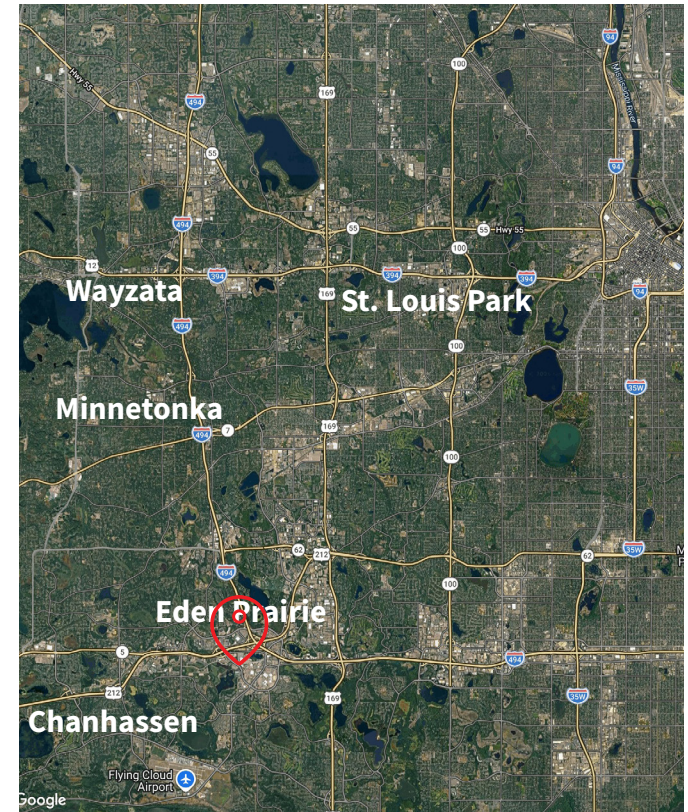
Flying Cloud Dr: 26,543 vpd

Expenses

CAM/ INS: \$4.90

Tax: \$5.21

Total: \$10.11 psf



Nearby retailers



	1 mile radius	3 mile radius	5 mile radius
Population	6,721	53,043	154,378
Average Household Income	\$119,552	\$162,193	\$169,817
Daytime Population	18,135	87,447	209,363
Households	3,175	22,352	64,985

* Source: 2026 Esri, U.S. Census

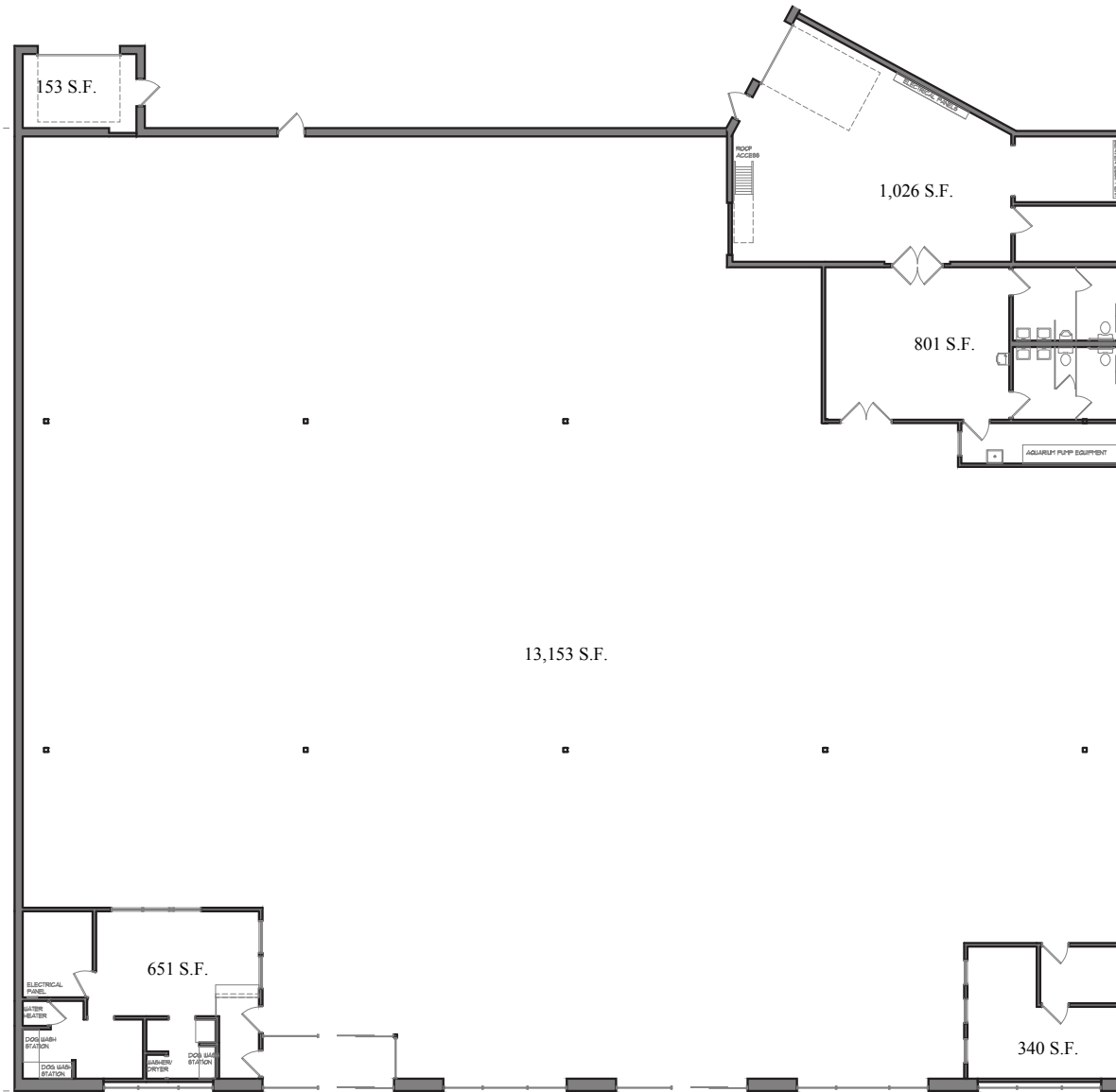
Wide Aerial



Zoom Aerial



Site Plan - 16,124 sf



Thank you

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