

**FOR SALE /  
FOR LEASE**

**RESTAURANT**  
13000 Technology Drive  
Eden Prairie, MN 55344



**GREAT RESTAURANT FOR SALE / FOR LEASE IN EDEN PRAIRIE**



**FOR SALE: \$2,500,000**  
**FOR LEASE: Negotiable**



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**FEATURES**

- 10,021 sf restaurant - FOR SALE / FOR LEASE in Eden Prairie.
- Dining area includes multiple fireplace seating areas, bar area & high end fixtures throughout.
- Outside patio area with wrap around deck overlooking scenic pond.
- Kitchen area includes large walk-in refrigerator & freezer space.
- Located in upscale City of Eden Prairie, MN
- Close proximity to 494 just off Highway 212 near transit station and other retail.

**FACTS**

- 2015 Est. Property Taxes - \$101,697.98
- PID # (15-116-22-11-0007)
- 1.72 acre restaurant site
- Ample parking due to shared arrangement with transit station.

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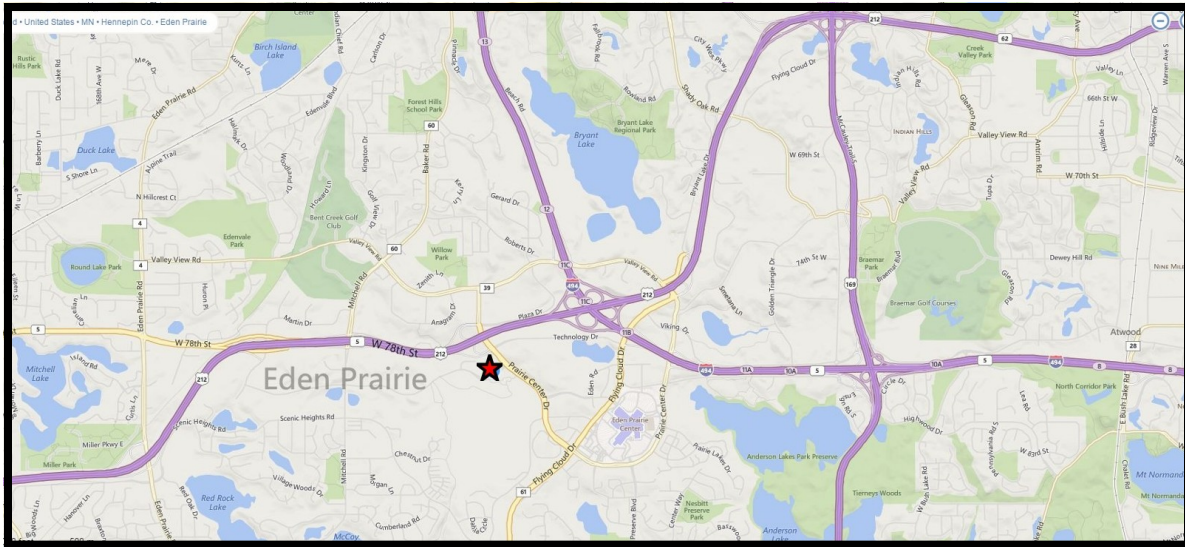


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## AERIAL & MAP



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### **BUILDING FACTS:**

<b>Building Size:</b>	10,021 SF - Main Level
<b>Year Built:</b>	2000
<b>Lot Size:</b>	1.72 Acres
<b>PID #:</b>	15-116-22-11-0007
<b>Zoning:</b>	Regional Service Commercial
<b>Main Level Restaurant Area:</b>	Divided into four main areas: <ol style="list-style-type: none"><li>1. Bar area on the northwest area of the building.</li><li>2. Main Dining area south of the bar area.</li><li>3. Kitchen/ Operations area occupying the east side.</li><li>4. Deck area to the south with covered bar.</li></ol>
<b>Floor finishes:</b>	Main floor consists of tiled or finished wood floors Kitchen area is brick tile.
<b>Ceiling Height:</b>	Main Floor ceiling height of 16 feet with a raised cupola in the center of the building illuminating the center of the restaurant.
<b>Lighting:</b>	Mixture of recessed lighting & suspended fixtures as well as large decorative accent in the restaurant area.
<b>Roof Structure:</b>	Wood framed and primarily metal covered with some rubber membrane areas over the kitchen area
<b>Construction Features:</b>	Wood framed walls with decorative Class D exterior
<b>Building HVAC:</b>	Heated & Cooled by roof-mounted gas-fired HVAC units
<b>Commercial Kitchen:</b>	Prior restaurant equipment has been removed from property. Cooler space to remain.
<b>Parking:</b>	40 parking stalls on-site along with shared parking to the north. Also there is access to the Southwest Transit Park and Ride after 4:00 pm.



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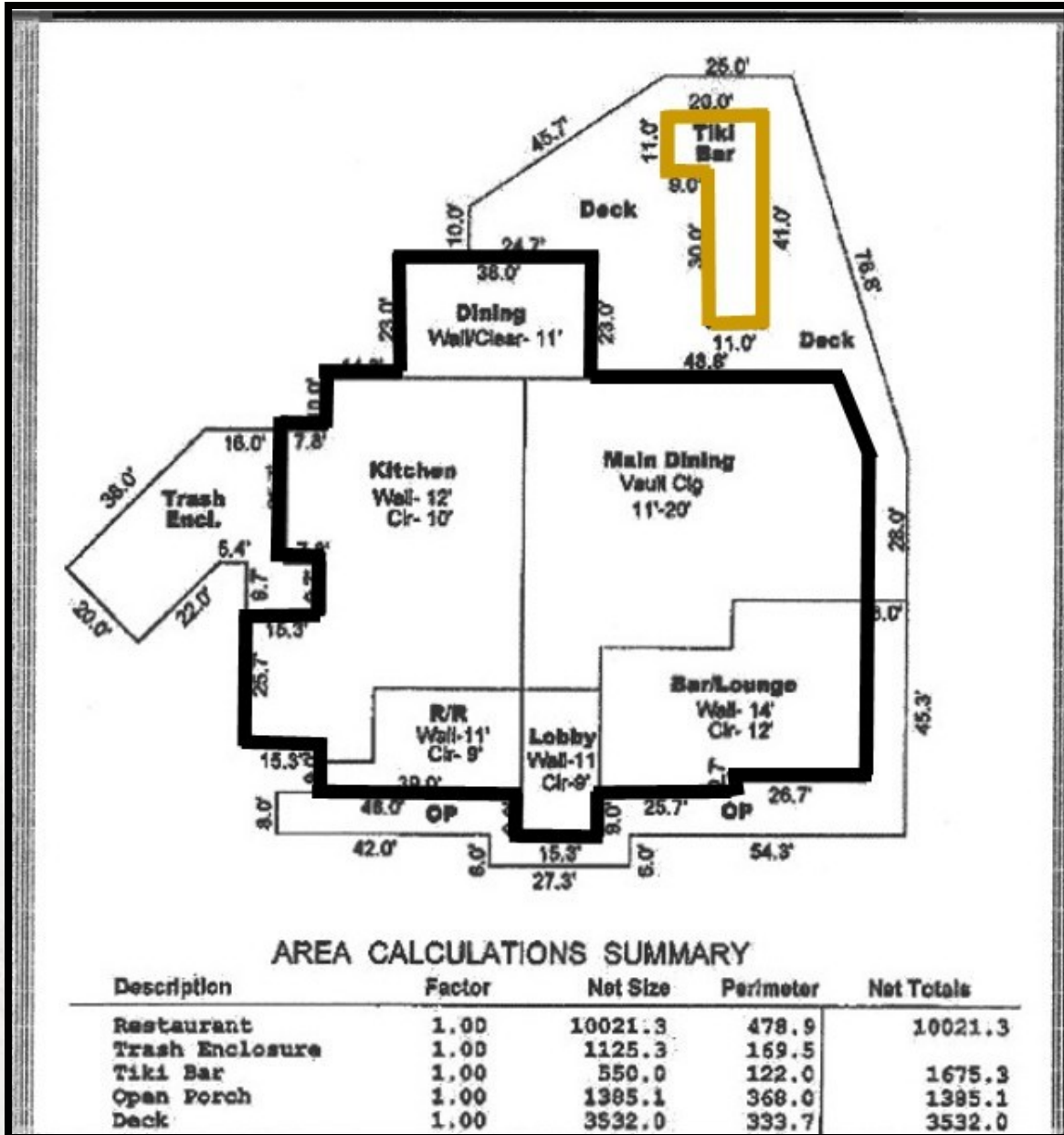
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### FLOOR PLAN



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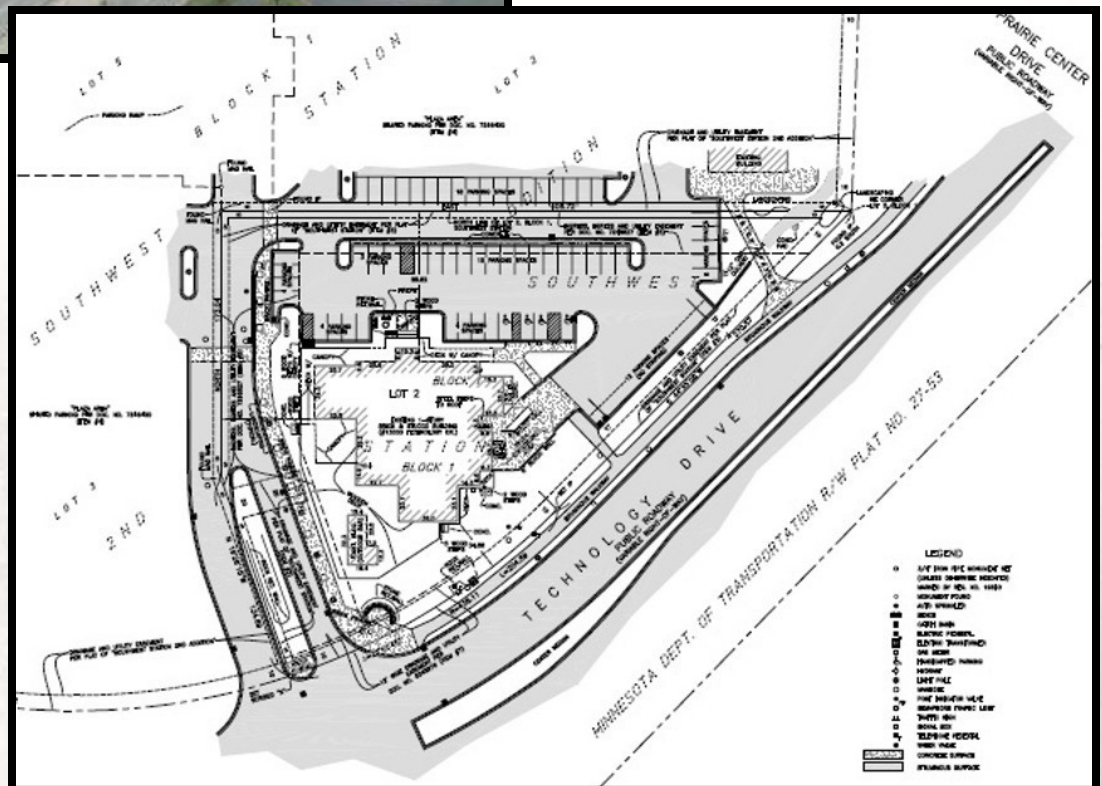
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### SITE PLAN / SURVEY



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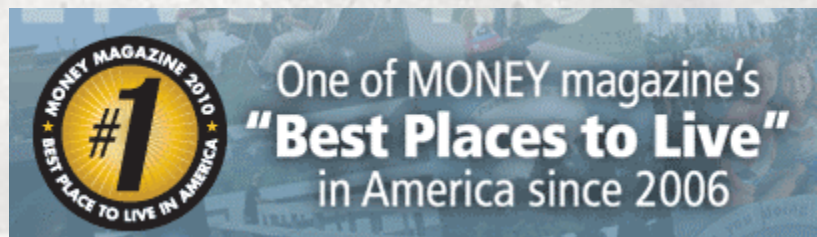


### **CITY OF EDEN PRAIRIE & SURROUNDING AREA**

The City of Eden Prairie (<http://www.edenprairie.org/>), Minnesota has been recognized as a great place to work and raise a family for many years and is currently one of MONEY Magazine's "Best Places to Live" in America. A vibrant community of more than 60,000 people, Eden Prairie is located just southwest of the Minneapolis-St. Paul metro area. With more than 72 percent of the population under the age of 45, the community has an optimistic eye on the future. Eden Prairie is home to more than 2,200 businesses and has attractive residential neighborhoods, affordable housing options, more than 170 miles of multi-use trails and 2,250 acres of park land. Fine restaurants and shopping are plentiful in Eden Prairie. Combined with excellent schools and a strong sense of community, Eden Prairie is truly a great place to Live, Work and Dream! Take a virtual tour of the City of Eden Prairie here: [http://eden-prairie.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=89](http://eden-prairie.granicus.com/MediaPlayer.php?view_id=3&clip_id=89).

- **Population: 61,993**
- **Median age of Eden Prairie residents: 36.47**
- **70 percent of the City's residents are 18 years of age and over**
- **4,045 of the City's residents are 65 years of age and over**
- **57% of the population 25 years and over have obtained a bachelor's degree or higher**
- **There are an estimated 23,000 households in the City**
- **The average household income within Eden Prairie is \$123,466**
- **There are approximately 16,375 single family homes in the City**
- **The median value of a single-family home in Eden Prairie is \$305,242**
- **Number of Business in Eden Prairie: over 2,800**
- **Top 5 Largest Companies in Eden Prairie:**

**Starkey Labs, GE Capital Fleet Services, CH Robinson, Super Value Stores, Inc.**



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### **PHOTO GALLERY**



**Front View**



**Side View**



**View of outside patio**



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## PHOTO GALLERY (INSIDE)



Inside Seating Area



Inside Seating Area



Bar Area



Kitchen Area



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## DEMOGRAPHICS

### Demographic Summary Report

**13000 Technology Dr, Eden Prairie, MN 55344**

Building Type: **General Retail** Total Available: **0 SF**  
Secondary: **Restaurant** % Leased: **100%**  
GLA: **9,800 SF** Rent/SF/Yr: **-**  
Year Built: **2000**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Projection	9,510	52,820	152,729
2014 Estimate	8,977	49,716	143,901
2010 Census	8,645	47,394	137,646
Growth 2014 - 2019	5.94%	6.24%	6.13%
Growth 2010 - 2014	3.84%	4.90%	4.54%
<b>2014 Population by Hispanic Origin</b>	<b>588</b>	<b>1,681</b>	<b>4,623</b>
<b>2014 Population By Race</b>	<b>8,977</b>	<b>49,716</b>	<b>143,901</b>
White	5,870 65.39%	40,788 82.04%	124,246 86.34%
Black	1,084 12.08%	3,265 6.57%	6,659 4.63%
Am. Indian & Alaskan	43 0.48%	140 0.28%	414 0.29%
Asian	1,679 18.70%	4,392 8.83%	9,584 6.66%
Hawaiian & Pacific Island	5 0.06%	26 0.05%	56 0.04%
Other	295 3.29%	1,105 2.22%	2,941 2.04%
<b>Households</b>			
2019 Projection	4,533	22,082	63,641
2014 Estimate	4,271	20,750	59,900
2010 Census	4,101	19,727	57,246
Growth 2014 - 2019	6.13%	6.42%	6.25%
Growth 2010 - 2014	0.72%	2.87%	2.17%
Owner Occupied	1,199 28.07%	14,159 68.24%	44,545 74.37%
Renter Occupied	3,073 71.95%	6,591 31.76%	15,355 25.63%
<b>2014 Households by HH Income</b>	<b>4,271</b>	<b>20,749</b>	<b>59,900</b>
Income: <\$25,000	505 11.82%	2,212 10.66%	6,530 10.90%
Income: \$25,000 - \$50,000	871 20.39%	3,195 15.40%	10,032 16.75%
Income: \$50,000 - \$75,000	1,087 25.45%	3,385 16.31%	9,156 15.29%
Income: \$75,000 - \$100,000	722 16.90%	3,015 14.53%	8,404 14.03%
Income: \$100,000 - \$125,000	468 10.96%	2,273 10.95%	6,661 11.12%
Income: \$125,000 - \$150,000	288 6.74%	1,873 9.03%	4,828 8.06%
Income: \$150,000 - \$200,000	87 2.04%	1,682 8.11%	5,278 8.81%
Income: \$200,000+	243 5.69%	3,114 15.01%	9,011 15.04%
<b>2014 Avg Household Income</b>	<b>\$83,277</b>	<b>\$115,985</b>	<b>\$115,464</b>
<b>2014 Med Household Income</b>	<b>\$68,749</b>	<b>\$88,121</b>	<b>\$87,589</b>



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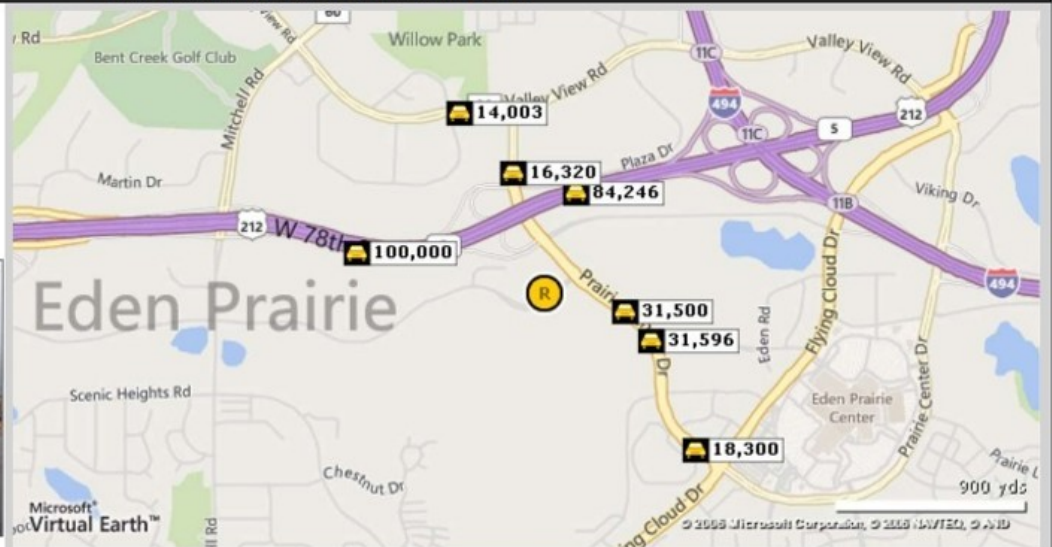


## TRAFFIC SUMMARY

### Traffic Count Report

13000 Technology Dr, Eden Prairie, MN 55344

Building Type: **General Retail**  
Secondary: **Restaurant**  
GLA: **9,800 SF**  
Year Built: **2000**  
Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Prairie Center Dr	Singletree Ln	0.15 SE	2009	31,500	AADT	.23
2 Arboretum Blvd	I- 494	0.52 E	2012	84,246	MPSI	.29
3 Prairie Center Dr	Singletree Ln	0.04 SE	2012	31,596	MPSI	.32
4 Prairie Center Dr	Plaza Dr	0.05 S	2009	14,800	AADT	.34
5 Prairie Center Dr	W 78th St	0.14 S	2012	16,320	MPSI	.34
6 W 78th St	Mitchell Rd	0.39 W	2012	92,277	MPSI	.53
7 US Hwy 212	Mitchell Rd	0.37 W	2010	100,000	AADT	.53
8 Valley View Rd	Anagram Dr	0.03 W	2012	14,003	MPSI	.55
9 Prairie Center Dr	Crystal View Rd	0.03 SE	2012	19,379	MPSI	.60
10 Prairie Center Dr	Castlemoor Dr	0.01 SE	2009	18,300	AADT	.60



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