



Eden Prairie, MN 55344

## For Lease - 2<sup>nd</sup> Generation Sandwich Shop With Rare Drive-Thru

### Highlights and Features:

- Rare drive thru access
- Signage available
- High visibility in busy Holiday Station Store Center
- Possibility for outdoor patio space
- Located in a thriving commercial and residential hub in Eden Prairie
- Proximity to major highways, I-494 and Highway 212
- Ample Parking
- Positioned in a highly trafficked area with strong signage opportunities
- Co-tenants: Holiday Station Store, Taste of Asia, Pink Nails and Chalet Pizza
- Area tenants: Menards, Hirshfield's, The Lock Up Self Storage, Eden Prairie Nissan, Lunds & Byerlys, Starbucks, Culver's, Little Caesar's, Caribou, KinderCare, Peoples Organic, Los Campeones Gym, Home Depot, Batteries Plus, Freewheel Bike

### For Lease:

- Suite 12615: 1,619 sf (former sandwich shop)
- 2024 CAM/Tax: \$1,470/month
- Lease Rate: \$30.00 psf NNN



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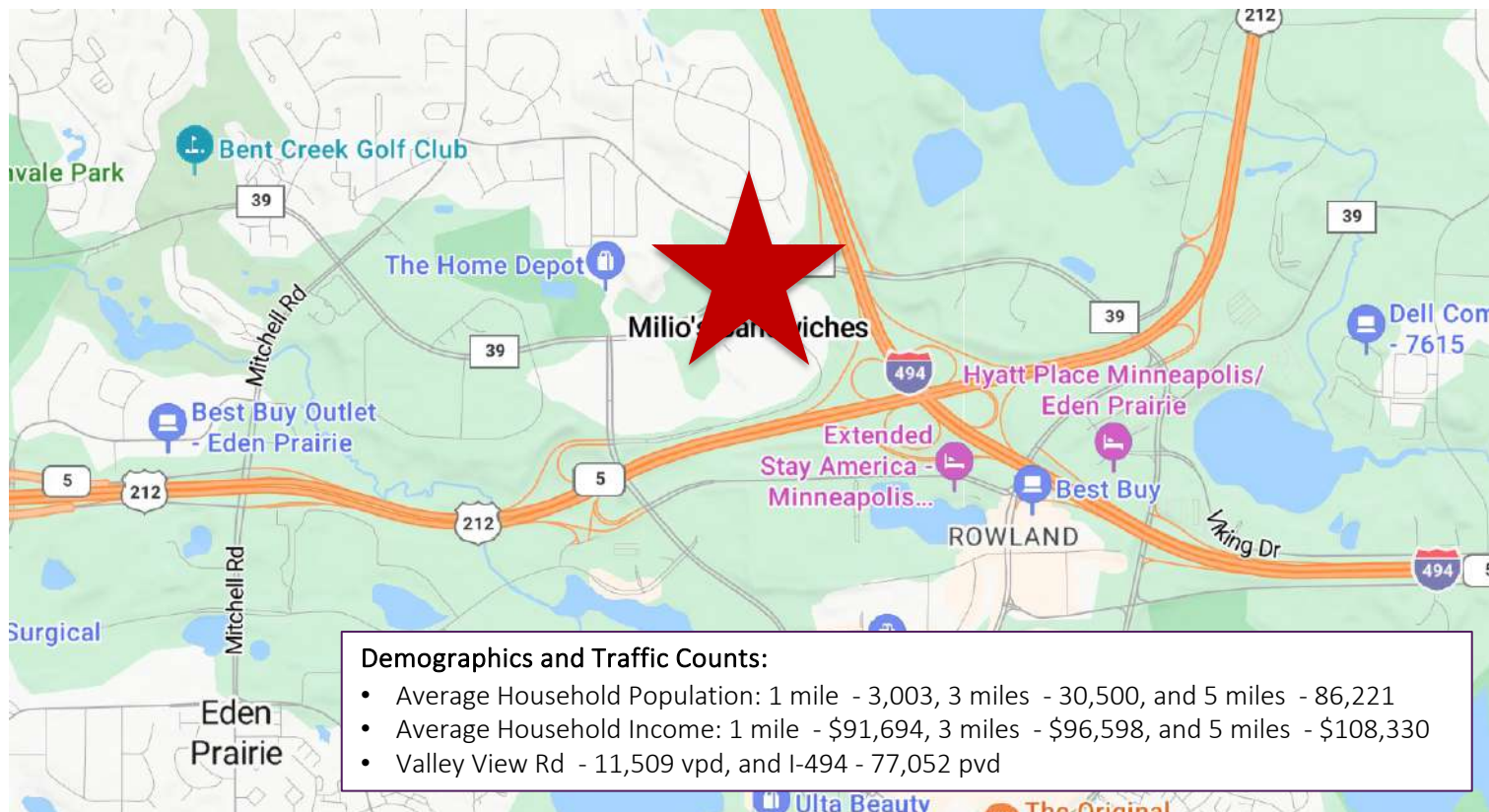
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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## Floor Plan



## Aerial Map



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