

YVONNE PERKINS • EDINA REALTY • 612-709-1555

FOR SALE

1.43 ACRE LOT

COMMERCIAL

1X Credit River Road • Prior Lake



Join Kwik Trip, Culvers, KinderCare & More in this rapidly growing area!



PROPERTY HIGHLIGHTS

✓ **Surrounded by Residential** ✓ **16,800 VPD** ✓ **Zoned C-2 General Business**



YVONNE PERKINS • REALTOR

Direct: 612-709-1555

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Website: www.YvonnePerkins.edinarealty.com

**Edina Realty®
Commercial**

1X CREDIT RIVER ROAD • PRIOR LAKE

SPECIFICATIONS & DEMOGRAPHICS

Great Commercial location in Prior Lake! 1.43 acre lot. Join Culvers, Kwik Trip & KinderCare in this high traffic area! 16,800 VPD on Eagle Creek Ave. Utilities are to the site. Zoned C-2 General Business. Survey & Phase I available.

PID: 255710020

Acres/Sqft: 1.400/60,984

Taxes (2025): \$13,346

School District: 719 - PLSAS

Zoning: C-2 General Business



CITY, STATE

Prior Lake, MN

POPULATION

28,027

AVG. HH SIZE

2.89

MEDIAN HH INCOME

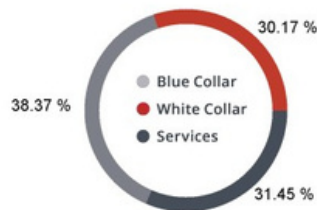
\$101,816

HOME OWNERSHIP

Renters: **2,139**

Owners: **15,456**

EMPLOYMENT

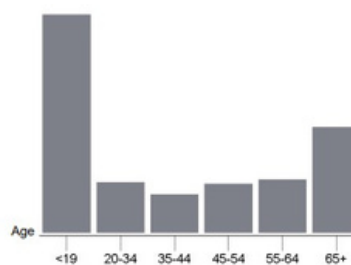


54.65 %
Employed

1.08 %
Unemployed

GENDER & AGE

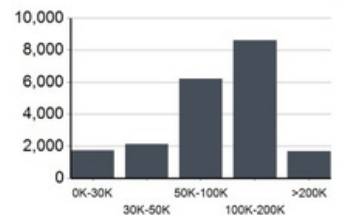
49.95 % **50.05 %**



RACE & ETHNICITY

White: **91.70 %**
Asian: **1.92 %**
Native American: **0.38 %**
Pacific Islanders: **0.00 %**
African-American: **1.88 %**
Hispanic: **2.18 %**
Two or More Races: **1.93 %**

INCOME BY HOUSEHOLD



HH SPENDING



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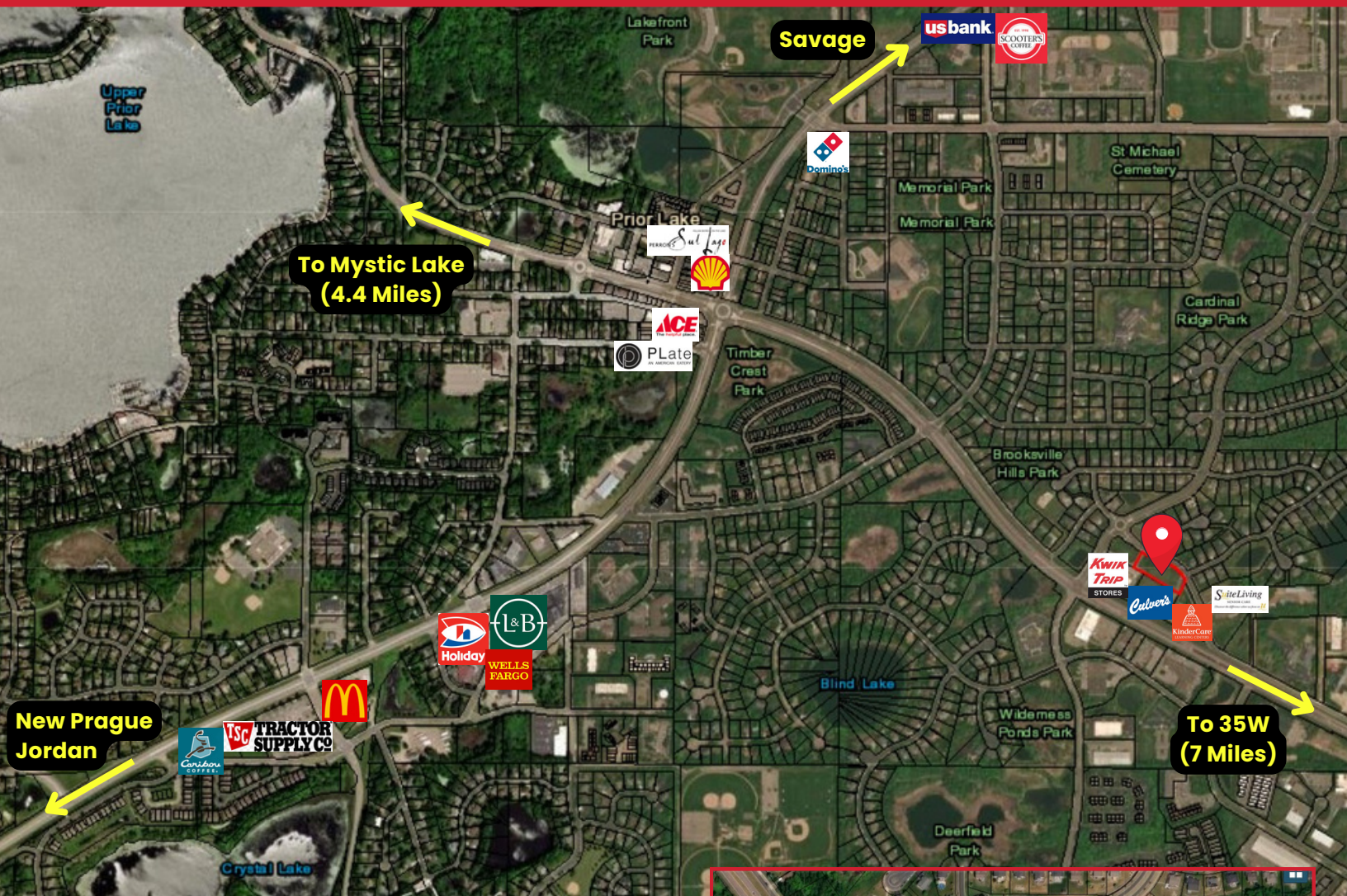
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AREA ATTRACTIONS



Vehicles Per Day

Eagle Creek Ave:	16,800
Fish Pointe Rd:	5800
Credit River Rd SE:	5400



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