

## SIZE 141,772 square feet

### **DEMOGRAPHICS**

I mile	3 mile	5 mile					
<b>Population</b> 6,297 48,017 115,916							
Households 2,726 18,235 44,471							
<b>Median HH Income (\$)</b> 95,641 140,722 125,919							

## MAJOR TENANT(S)

Lunds & Byerlys OfficeMax Party City Caribou Coffee

## LEASING CONTACT

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#### LOCATION

800 W. 78th Street | Chanhassen, MN 55317

## PROPERTY HIGHLIGHTS

- 142,724-square-foot shopping center anchored by Lunds & Byerlys
- Additional national tenants include Party City, Great Clips, Caribou Coffee, OfficeMax and GNC
- Population exceeds 48,000 in a three-mile radius with an average household income greater than \$182,200
- Situated on Powers Boulevard and West 78th Street, benefiting from over 29,000 vehicles per day



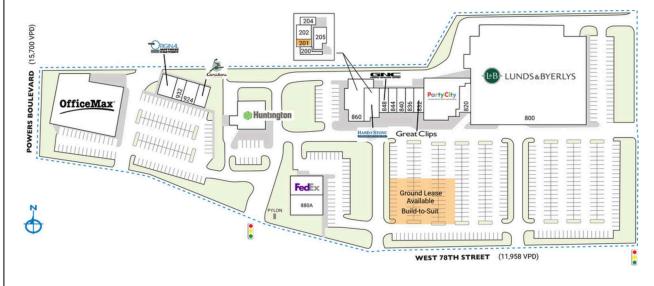
## MORE INFO

www.phillipsedison.com



## **WEST VILLAGE CENTER**

SPACE	TENANT	SQ. FT.			
200	Pitz & Associates	1,882 SF			
201	AVAILABLE	1,161 SF			
202	West Metro Art & Design	1,545 SF			
204	Sweet Salon and Barber Shoppe	1,125 SF			
205	Chartier Orthodontics	2,403 SF			
800	Lunds & Byerlys	64,643 SF			
820	World Taekwondo Center	2,145 SF			
830	Party City	8,765 SF			
832	Great Clips	1,566 SF			
836	Pilgrim Dry Cleaners	1,566 SF			
840	E-CIG POD	1,515 SF			
844	Turbo Nails	1,487 SF			
848	GNC	1,697 SF			
858	Hand & Stone Massage and Facial Spa	2,713 SF			
860	KiddyWampus	4,255 SF			
880	FedEx	3,199 SF			
880A	Pet Evolution	3,605 SF			
900	The Huntington Nation Bank	5,112 SF			
920	Caribou Coffee	1,669 SF			
924	The Hair District	2,288 SF			
932	Kid's Hair	1,218 SF			
940	The Original Mattress Factory	2,625 SF			
960	OfficeMax	23,588 SF			
TOTAL	TOTAL SQ. FT. 141,772				
SITE LEGEND					
Available					





# **Demographic Summary Report**

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 44.86368 Longitude: -93.541386

	Village Center hassen, MN	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q4 2023 Estimated Population	6,297	48,017	115,916
	2028 Projected Population	6,569	49,991	122,150
	2010 Census Population	5,998	44,661	106,830
Population	2000 Census Population	5,866	41,914	99,890
	1990 Census Population	3,899	26,797	72,498
	Historical Annual Growth 1990 to 2000	4.17%	4.57%	3.26%
	Historical Annual Growth 2000 to 2010	0.22%	0.64%	0.67%
	Estimated Annual Growth 2010 to2023	0.35%	0.53%	0.60%
	Projected Annual Growth 2023 to 2028	0.85%	0.81%	1.05%
	Median Age	44.2	43.5	42.6
Households	Q4 2023 Estimated Households	2,726	18,235	44,471
	2028 Projected Households	2,844	18,997	46,905
	2010 Census Households	2,451	16,573	40,598
	2000 Census Households	2,146	14,635	36,405
	1990 Census Households	1,398	9,412	26,310
	Historical Annual Growth 1990 to 2000	4.38%	4.51%	3.30%
	Historical Annual Growth 2000 to 2010	1.34%	1.25%	1.10%
	Estimated Annual Growth 2010 to 2023	0.77%	0.70%	0.66%
	Projected Annual Growth 2023 to 2028	0.85%	0.82%	1.07%
	Population per Household	2.31	2.62	2.59
Population by Race	White	83.7%	81.8%	78.8%
	Black or African American	1.6%	2.4%	3.9%
opulatio by Race	Asian & Pacific Islander	5.1%	7.3%	7.9%
ob by	Other Races	3.7%	4.9%	4.5%
_	Hispanic Population	5.8%	3.5%	4.9%
Income	Average Household Income	\$135,522	\$182,246	\$171,535
	Median Household Income	\$95,641	\$140,722	\$125,919
	Per Capita Income	\$58,716	\$69,544	\$66,111
	Elementary	0.3%	0.6%	1.6%
	Some High School	1.4%	0.9%	1.6%
Education (Age 25+)	High School Graduate	12.3%	10.0%	12.4%
cat e 24	Some College	18.4%	14.2%	14.6%
Age	Associates Degree Only	14.4%	8.2%	8.3%
ш ~	Bachelors Degree Only	34.4%	42.5%	38.8%
	Graduate Degree	18.8%	23.5%	22.6%
Ø	Number of Businesses	344	1,221	3,408
Business	Total Number of Employees	5,907	17,185	48,046
	Employees per Business	17.18	14.07	14.10
	Residential Population per Business	18.31	39.32	34.02
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