

FOR LEASE

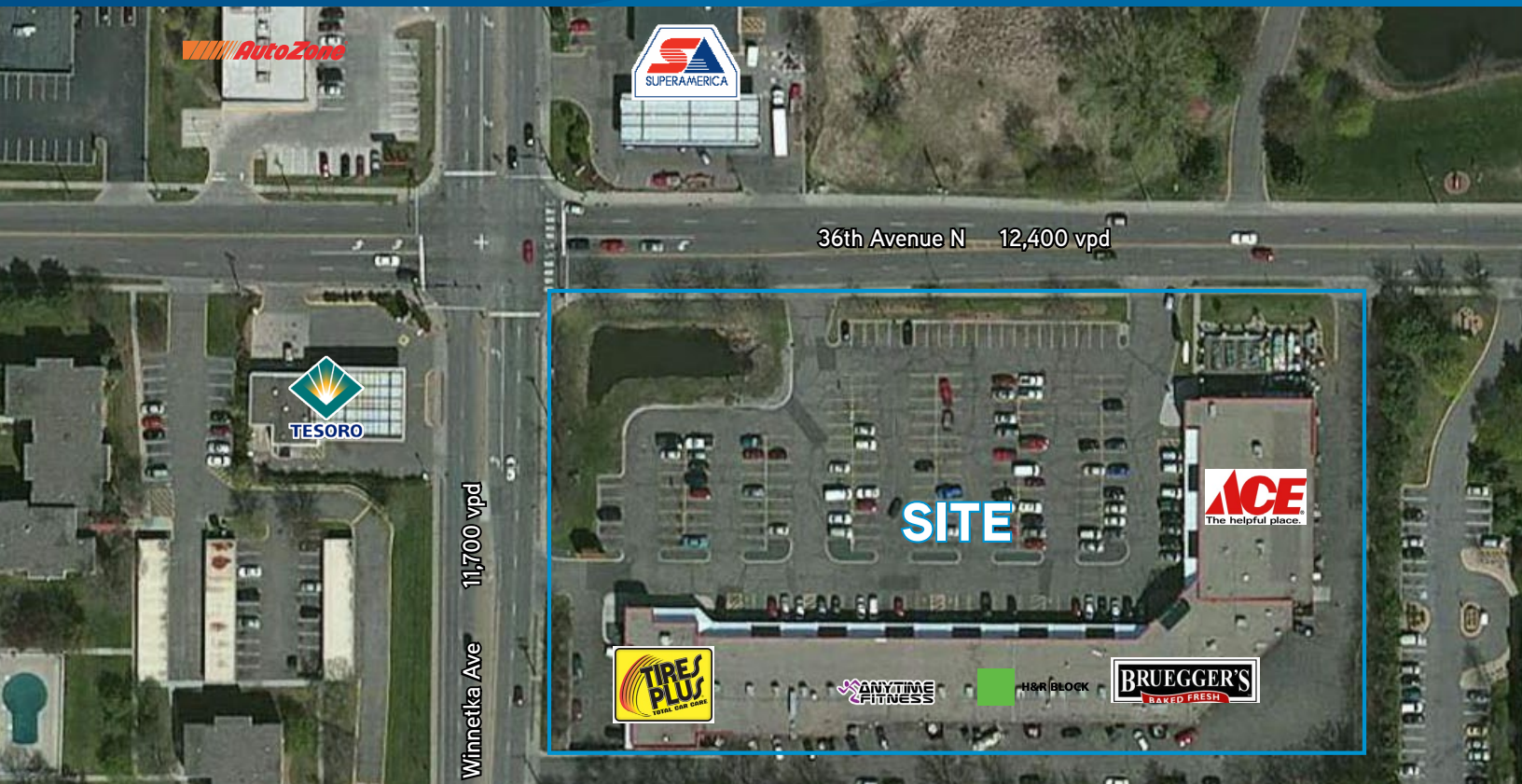
Winnetka Commons

3520 - 3566 WINNETKA AVE N | NEW HOPE, MN 55427

MINNEAPOLIS-ST. PAUL



PARTNER **XTEAM**
RETAIL ADVISORS



For Lease



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Site Information

Location SEQ Winnetka Ave and 36th Ave N
Description Neighborhood Retail Shopping Center
Total GLA 45,415 SF
Year Built 1990
Zoning Retail

AVAILABLE FOR LEASE:

> 2,020 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	12,317	89,715	260,731
Median HH Income	\$60,201	\$61,772	\$57,648
Average HH Income	\$70,781	\$79,097	\$77,043

* Source: ESRI 2015 Est.

TRAFFIC COUNTS:

- > 36th Ave N: 12,400 vpd
- > Winnetka Ave: 11,700 vpd

* Source: Minnesota Department of Transportation 2011 Study Averages are per day total cars

EST. CAM & REAL ESTATE TAX:

\$3.18 per square foot CAM
\$6.15 per square foot Tax
\$9.33 total per square foot

ANCHOR TENANTS:

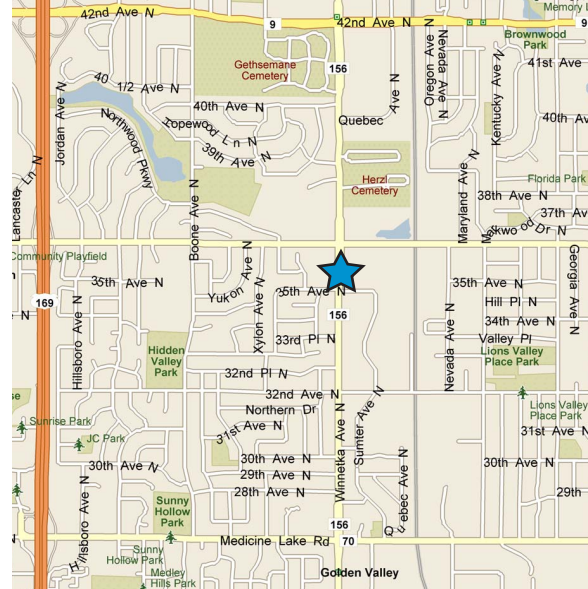
- > Tire's Plus
- > Bruegger's
- > Anytime Fitness
- > H&R Block
- > Frattallone's Ace Hardware

AREA TENANTS:

- > Walgreen's
- > Applebee's
- > Super America
- > Wells Fargo
- > McDonald's
- > Life Time Fitness
- > Auto Zone
- > Caribou Coffee
- > Sarpino's Pizza

COMMENTS:

Neighborhood based shopping center located at the intersection of 36th Avenue and Winnetka Avenue in New Hope. The center has a strong mix of national retailers including; Frattallone's Ace Hardware, Tire's Plus, Anytime Fitness and Brueggers Bagels. There is currently one inline small shop spaces available. The center services the adjacent residential communities.



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