

FOR LEASE

# Winnetka Commons

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



## For Lease



## Contact Us

SARA MARTIN  
 952 897 7723  
 MINNEAPOLIS, MN  
[sara.martin@colliers.com](mailto:sara.martin@colliers.com)

LAUREN KESSLER  
 952 897 7779  
 MINNEAPOLIS, MN  
[lauren.kessler@colliers.com](mailto:lauren.kessler@colliers.com)

COLLIERS INTERNATIONAL  
 4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

# 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 Inline Space

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

## 2015 EST. CAM & REAL ESTATE TAX:

\$4.16 per square foot CAM  
 \$3.05 per square foot Tax  
 \$7.21 total per square foot

## ANCHOR TENANTS:

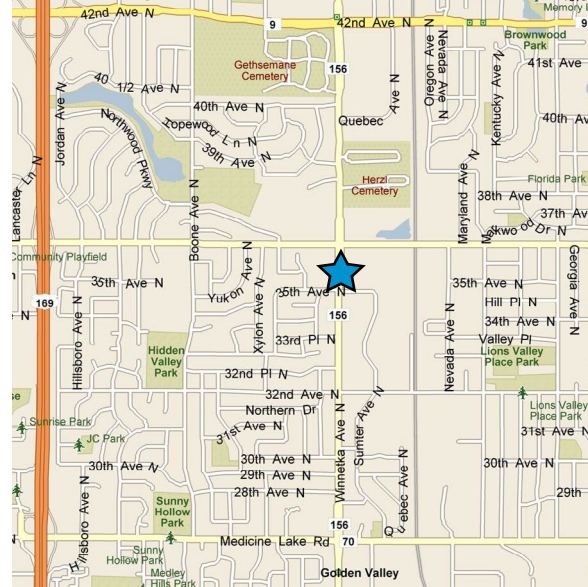
- > Tire's Plus
- > Bruegger's
- > Anytime Fitness
- > H&R Block
- > Frattallone's Ace Hardware

## 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.



# Contact Us

SARA MARTIN  
 952 897 7723  
 MINNEAPOLIS, MN  
[sara.martin@colliers.com](mailto:sara.martin@colliers.com)

LAUREN KESSLER  
 952 897 7779  
 MINNEAPOLIS, MN  
[lauren.kessler@colliers.com](mailto:lauren.kessler@colliers.com)

**COLLIERS INTERNATIONAL**  
 4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
[www.colliersmsp.com](http://www.colliersmsp.com)

