

FOR LEASE

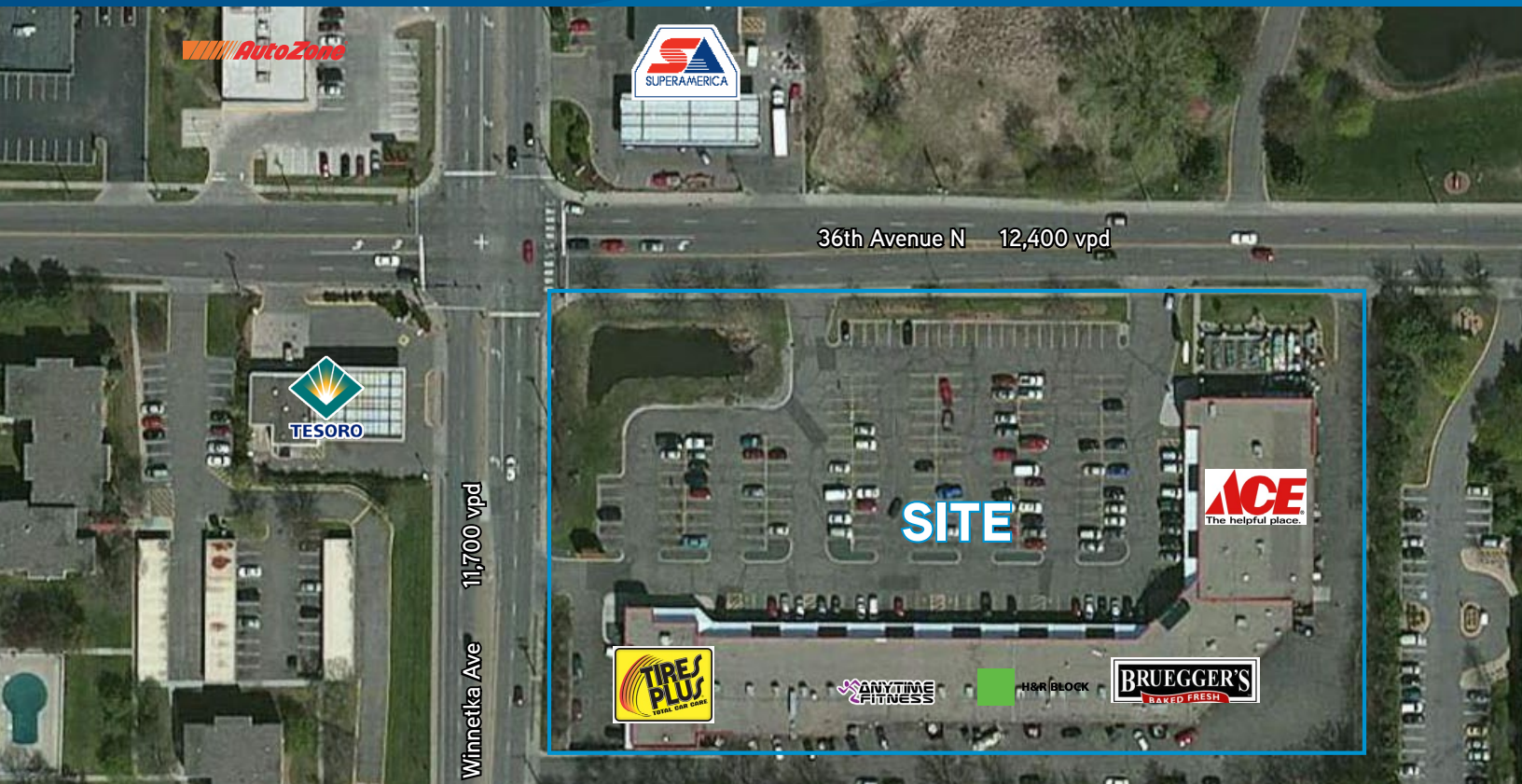
MINNEAPOLIS-ST. PAUL

Colliers
INTERNATIONAL

PARTNER  **X TEAM**
INTERNATIONAL

Winnetka Commons

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



For Lease



Contact Us

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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:

> 100% Leased

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:

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

ANCHOR TENANTS:

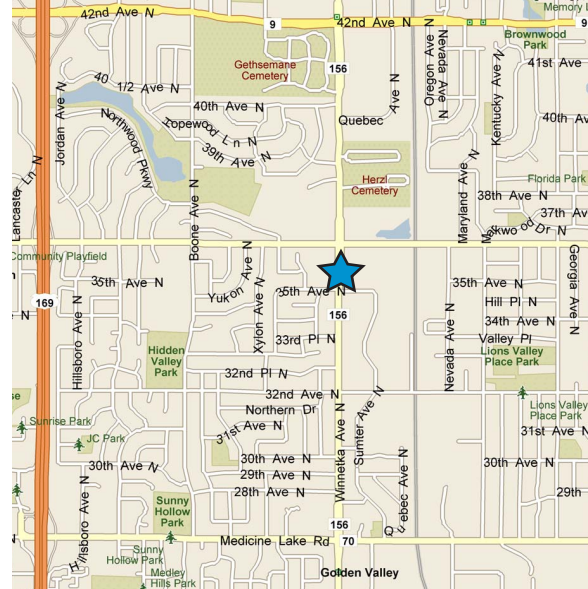
> Tire's Plus > Bruegger's > Anytime Fitness
> H&R Block > Frattallone's Ace Hardware

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.



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