



Retail for Lease

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Winnetka Commons

3520-3566 Winnetka Ave North
New Hope, MN

Very busy neighborhood shopping center with a strong mix of national and local tenants. Strong repeat customer base from Bruegger's Bagels, Frattalone's Ace Hardware, and Anytime Fitness. Fat Nat's Eggs also draws a crowd from all over the metro. Excellent signage available. Rare opportunity!

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For Lease

Description

Total GLA
45,415 square-feet

Available
Suite 3524: 3422 square-feet

Estimated Cam and Tax
\$3.82 per square-foot CAM
\$6.03 per square-foot Tax
\$9.45 per square-foot Total

Traffic Counts

Winnetka Ave: 10,800 vehicles per day
36th Ave N: 12,300 vehicles per day

* Source: MN Department of Transportation 2021 Study averages are per day total cars

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population	12,400	93,036	283,996
Median HH Income	\$65,772	\$72,447	\$66,661
Average HH Income	\$88,246	\$97,724	\$93,221

* Source: ESRI, 2021 Est.

Anchor Tenants



Area Tenants



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