



# 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, Frattallone'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

Population

Median HH Income

Average HH Income

1 Mile

12,400

\$65,772

\$88,246

3 Mile

93,036

\$72,447

\$97,724

5 Mile

283,996

\$66,661

\$93,221

\* Source: ESRI, 2021 Est.

## Anchor Tenants



H&R BLOCK



## Area Tenants



## Contact us:

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