

Colliers

Winnetka Commons

3520-3566 Winnetka Avenue N, New Hope, MN

Up to 4,784 SF Retail Space For Lease
Including 2nd Generation Restaurant Space



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1600 Utica Avenue South
Suite 300
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Property Overview

Building Size

45,415 SF

Year Built

1990

Space Available

Suite 3560: 2,020 SF

Suite 3558: 2,764 SF (2nd Generation Restaurant)

Can be combined for 4,784 SF

Parking

214 Surface Parking

2026 Tax & CAM

\$ 5.27 PSF Operating Expenses

\$ 4.94 PSF Taxes

\$10.21 PSF Total

Lease Rate

Negotiable

Traffic Count

Winnetka Avenue: 11,287 vehicles per day

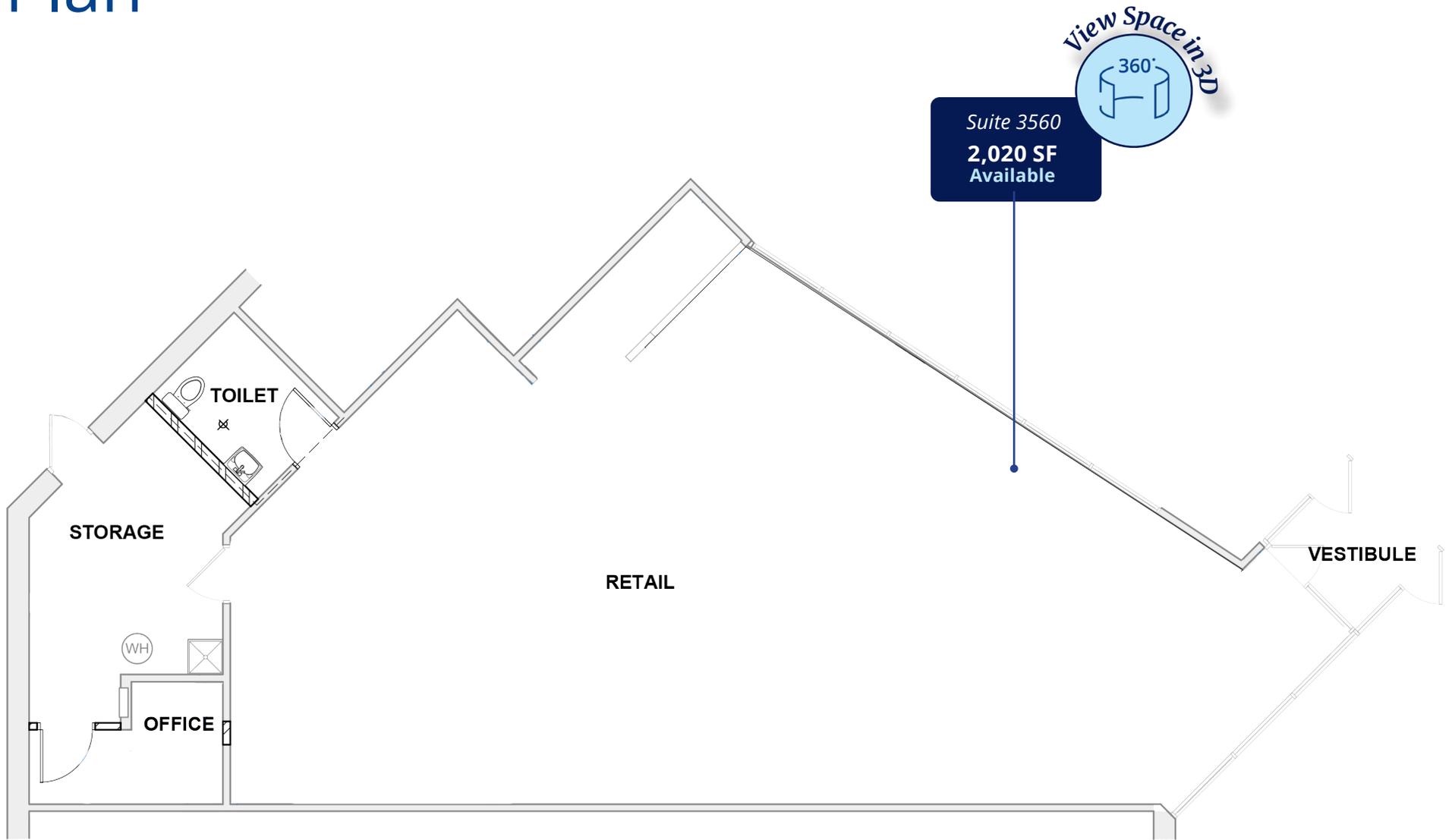
36th Avenue North: 9,656 vehicles per day



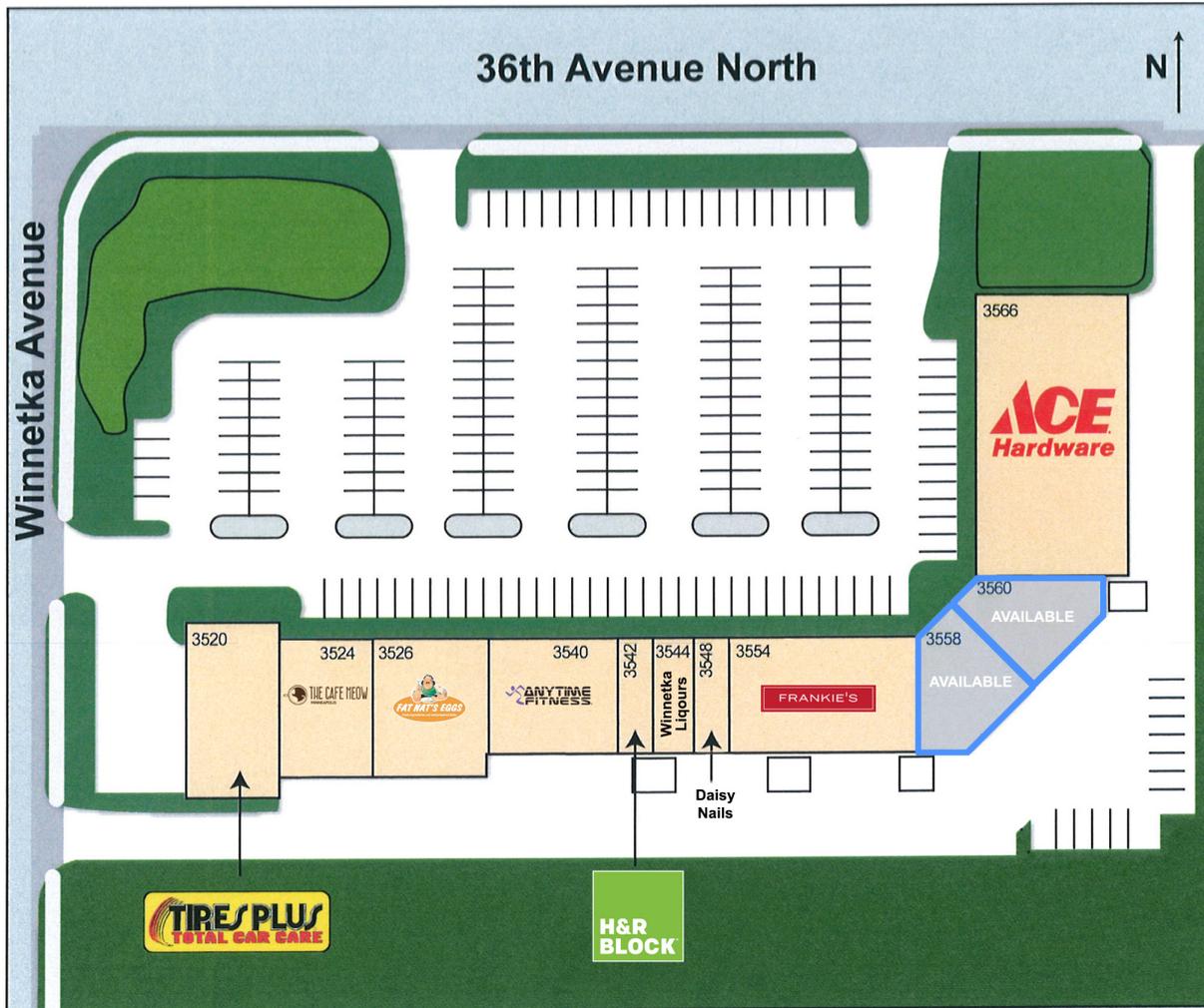
Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	12,122	89,294	270,797
Median HH Income	\$89,774	\$89,419	\$87,488
Average HH Income	\$107,449	\$118,864	\$117,892
Daytime Population	4,735	52,439	170,901

Floor Plan

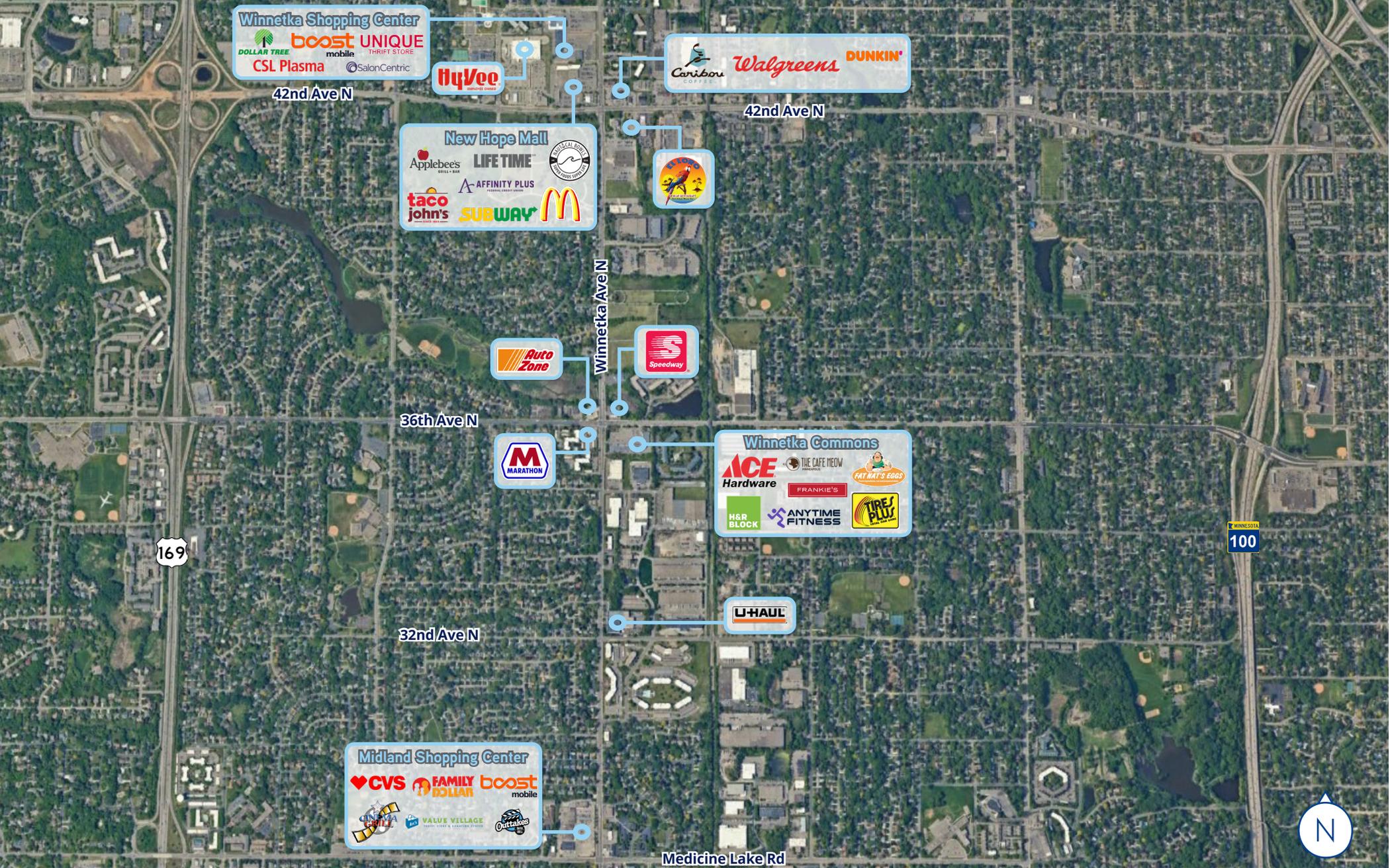


Site Plan



Suite	Tenant	SF
3566	Ace Hardware	11,890 SF
3560*	AVAILABLE	2,020 SF
3558*	AVAILABLE	2,764 SF
3554	Frankie's Pizza	4,370 SF
3548	Daisy Nails	900 SF
3544	Winnetka Liquors	2,388 SF
3542	H&R Block	1,144 SF
3540	Anytime Fitness	1,868 SF
3526	Fat Nat's Eggs	4,327 SF
3524	The Cafe Meow	3,422 SF
3520	Tire's Plus	4,200 SF

*Can be combined for 4,784 SF



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