

Suburban Square

For Lease

Shady Oak Road, Hopkins, MN



Ed Hanlon * 612-369-2287 * Edhanlon@hotmail.com

Edina Realty[®]
Commercial

a Berkshire Hathaway affiliate



Shady Oak Road, Hopkins, MN

Property Description:

Suburban square is located at the end of Mainstreet on the newly improved Shady Oak Road in Hopkins. Close to Hwys 169, 62, and 7, it is conveniently located with easy access to the surrounding communities.

The retail level is anchored with Tonka Cycle and Dunn Bros Coffee. Tuttle Bowl and many other nearby local businesses bring excellent traffic to the area.

Lower level is warehouse/industrial/office space. It is a walk out building with windows along the west side. Both drive-up and dock doors available.

Property Details:

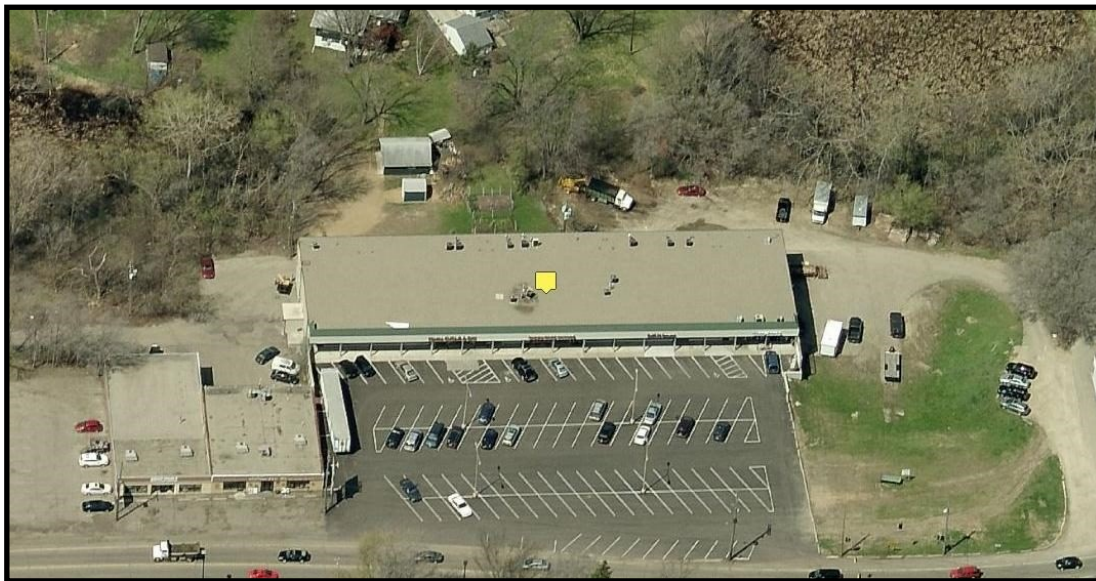
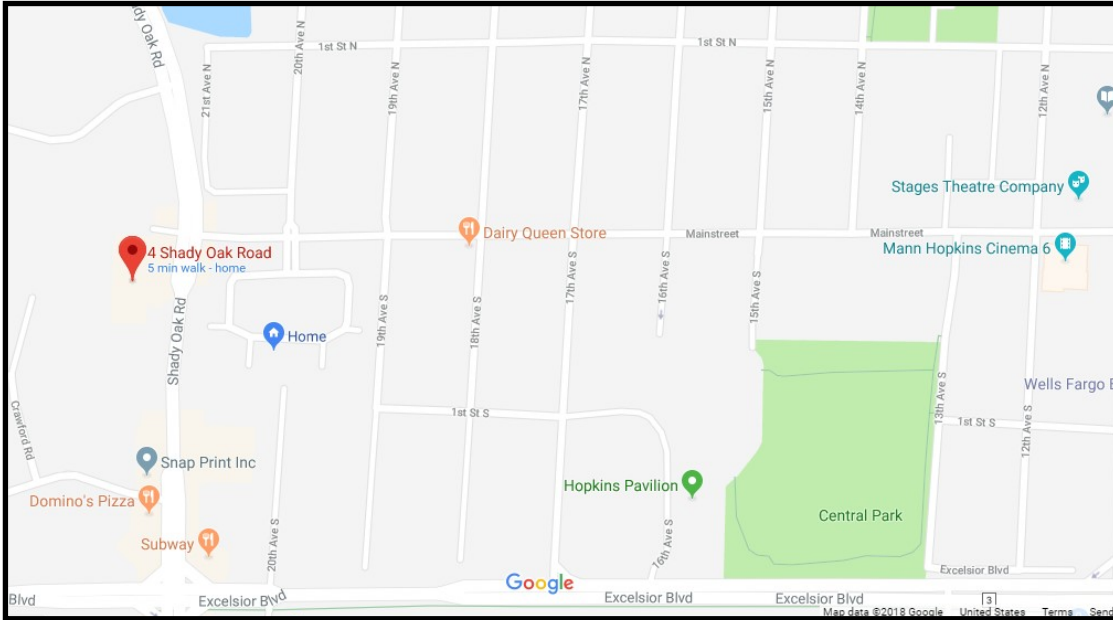
Address:	4-18 Shady Oak Road, Hopkins, MN, Hennepin County
Available:	LL Suite B, C, D and F—2769 sq ft, 3073 sq ft, 1422 sq ft, 2713 sq ft
Lease Rate:	Negotiable
CAM/Tax:	\$6.33/Sq ft
Lease Type:	NNN
Zoning:	B-3
Year Built:	1970/ Completely remodeled in 1990
Parking spaces:	Approximately 100
VPD:	Approximately 11,500

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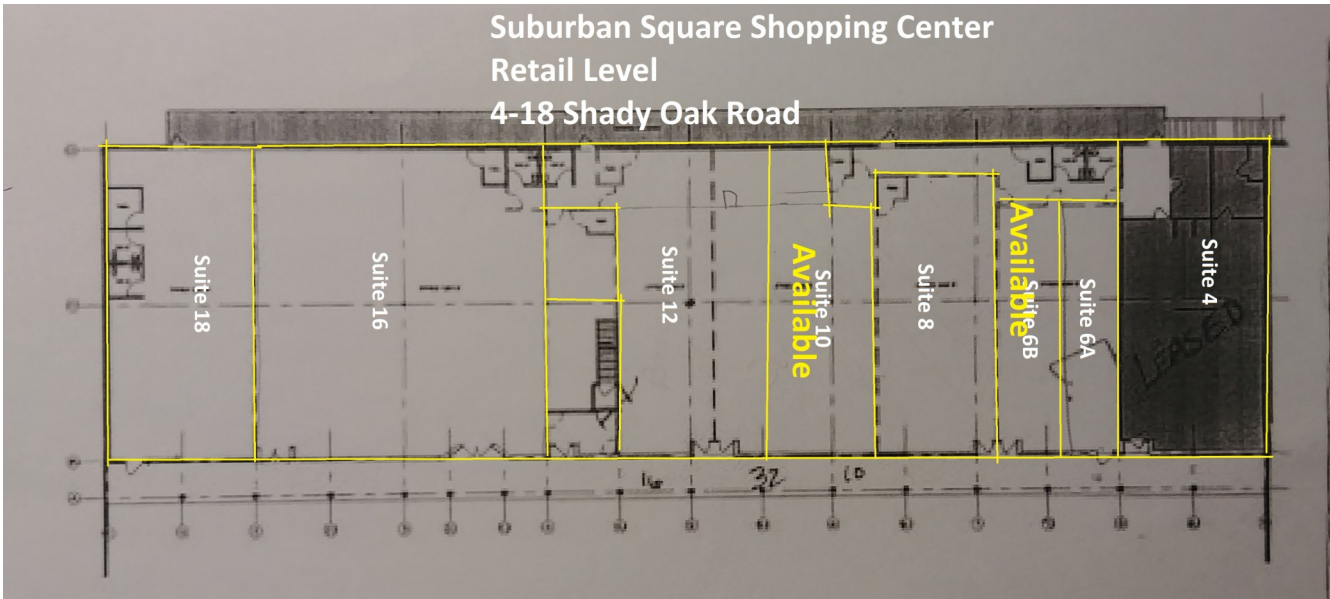


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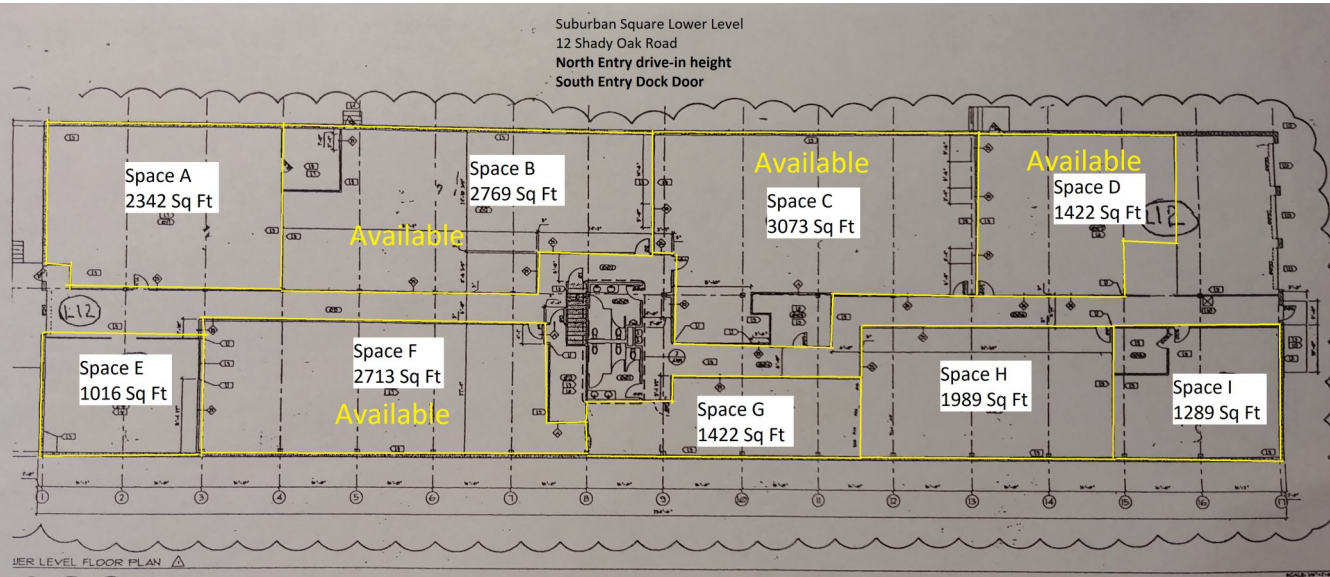
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Suburban Square Shopping Center
Retail Level
4-18 Shady Oak Road



Suburban Square Lower Level
12 Shady Oak Road
North Entry drive-in height
South Entry Dock Door



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Photos



Space F



Space C



Space B



Unit 6B

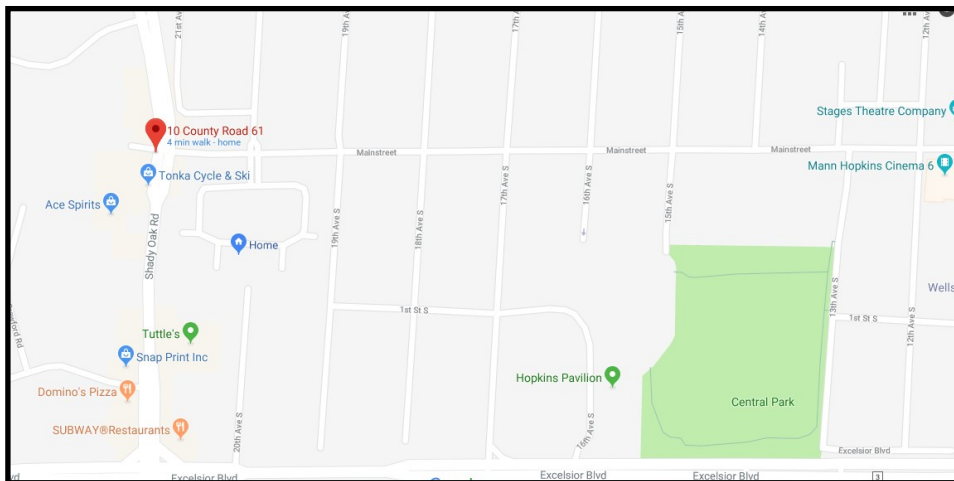
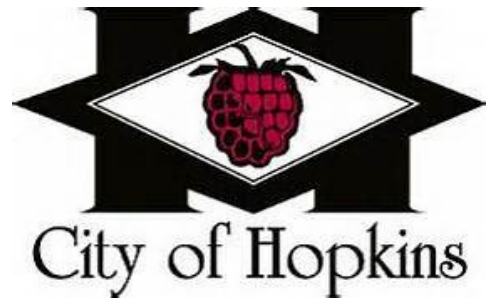


Retail Level with great signage along Shady Oak

Shady Oak Road, Hopkins, MN

Demographics:

	2015 Projection	2016 Projection
Population		
Total Estimated Population	173,275 1	69,893
Density (People/SQ Mile)	3,391	3,300
Median Age	46	48
Total Males	83,445	82,194
Total Females	89,830	87,699



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