FOR LEASE

1,595SF, 2,982SF, 3,584SF, 7,928SF, Up to 7,966SF 2 Outlots For Lease

WINNETKA SHOPPING CENTER

4301-4471 Winnetka Avenue North NEW HOPE, MINNESOTA 55428



LOCATED ON THE NORTWEST CORNER OF WINNETKA & 42ND AVENUE

- Prime retail! Located in dense retail trade area and adjacent to Hy-Vee
- 2 outlots available (one drive thru)
- Available inline: 1,595SF up to 7,966SF
- 2024: \$5.19PSF (CAM \$2.53/RE \$2.66)
- Zoning: City Center, Pylon: Signage
- Parking Spaces: 543
- Tenants: Unique (a subsidiary of Saver's, Inc.), Dollar Tree, CSL Plasma, Salon Centric, Boost, Panda Buffet, Laundromat, Hair Salon, Community Medical Services, Hispanic Grocery
- Demographics:

| | <u>1 MILE</u> |
|-------------------|---------------|
| Population | 11,762 |
| Median Age | 39 |
| Average HH Income | \$70,770 |
| Median HH Income | \$73,269 |





| 3 MILES | <u>5 MILES</u> |
|----------|----------------|
| 96,838 | 252,334 |
| 39 | 39 |
| \$77,294 | \$76,534 |
| \$69,762 | \$67,495 |

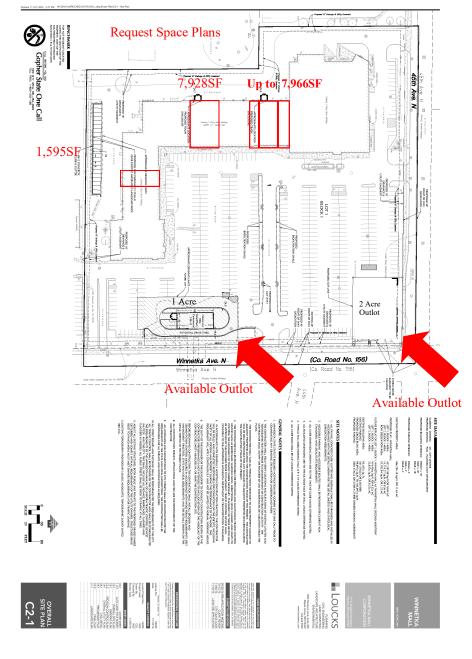
FOR MORE INFORMATION, CONTACT: Lisa L. Diehl, CCIM, CPM (612) 508-6410 Lisa.Diehl@CloseTheDiehl.com

This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence. (2/2024)

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