

Colliers

# Winnetka Commons

3520-3566 Winnetka Avenue N  
New Hope, MN

2,020 SF Retail Space For Lease



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## Property Highlights

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!



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	12,387	91,435	274,182
Median HH Income	\$76,939	\$78,759	\$76,441
Average HH Income	\$100,414	\$110,385	\$108,326
Daytime Population	4,989	55,578	184,268

## Building Size

45,415 SF

## Available

Suite 3560: 2,020 SF

## Expenses

\$ 6.31 PSF - CAM

\$ 4.75 PSF - Taxes

\$11.06 PSF - Total

## Traffic Count

Winnetka Avenue: 12,500 vehicles per day

36th Avenue North: 12,300 vehicles per day

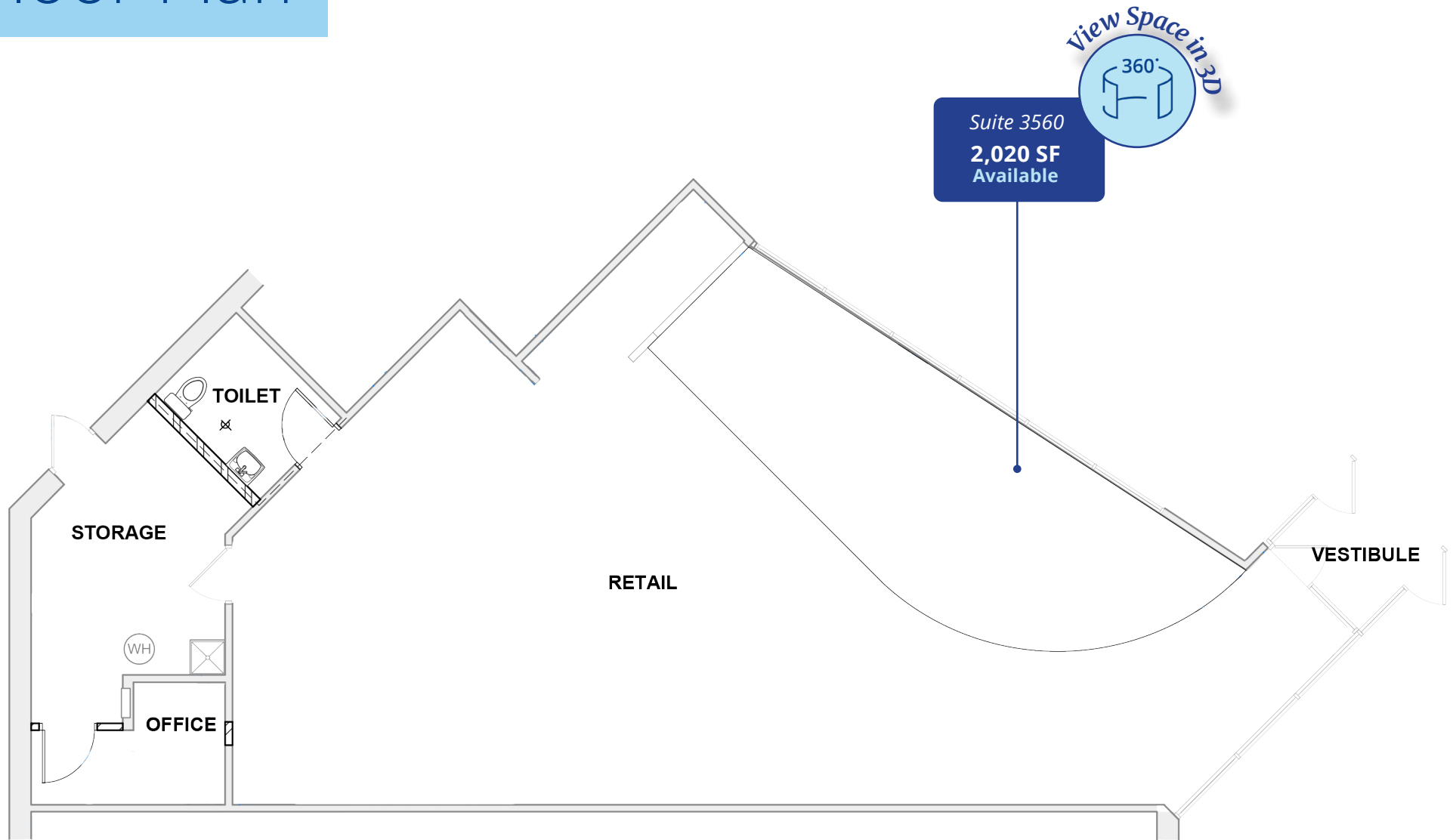
## Anchor Tenants



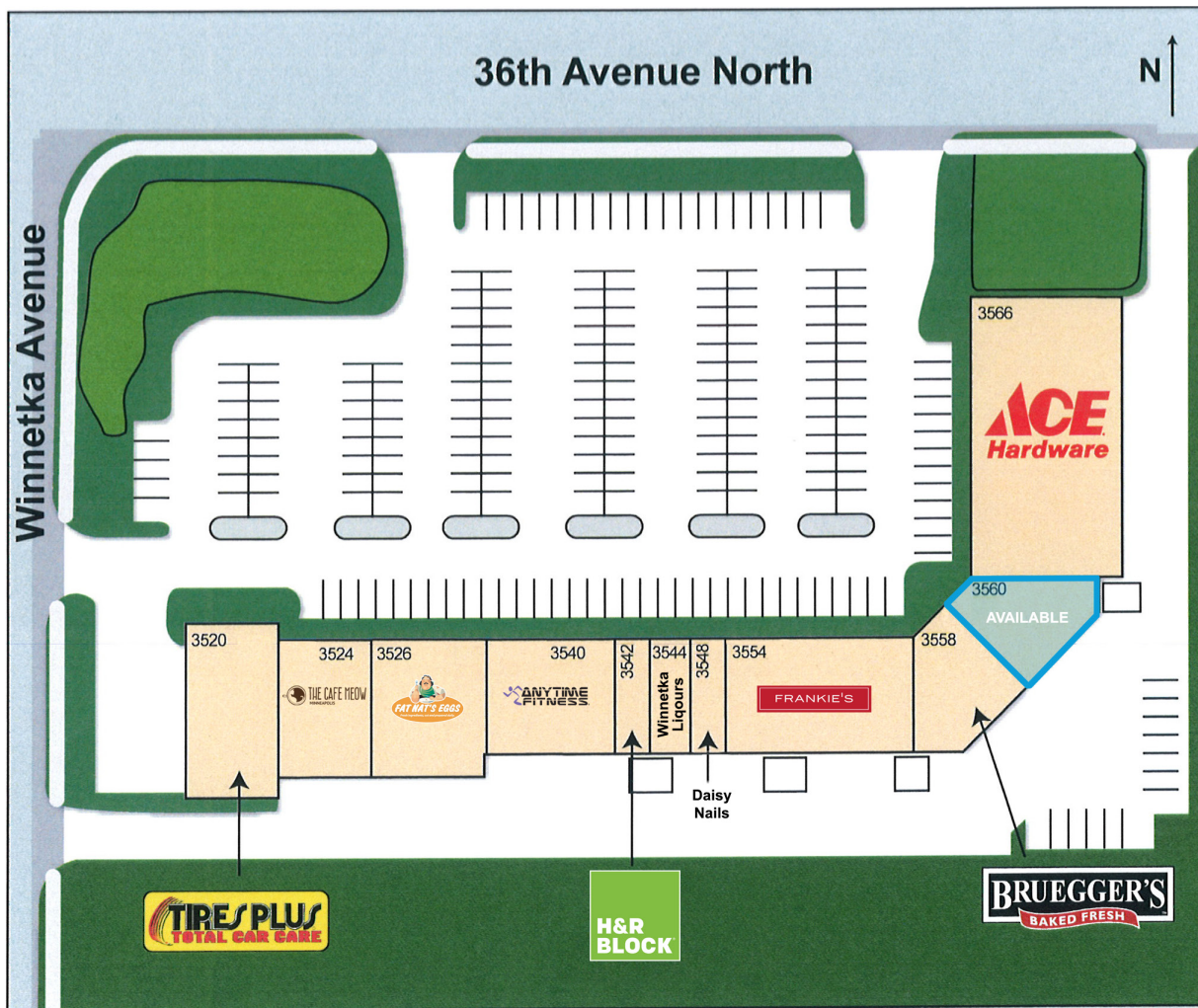
## Area Tenants



# Floor Plan



# Site Plan



Suite	Tenant	Square Feet
3566	Ace Hardware	11,890 SF
<b>3560</b>	<b>AVAILABLE</b>	<b>2,020 SF</b>
3558	Bruegger's	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





Winnetka Commons

ACE

DUNKIN' DONUTS

H&R BLOCK

ANYTIME FITNESS

TIRE PLUS

36th Ave N

12,300 vpd

12,500 vpd

Winnetka Ave

9,900 vpd

10,800 vpd

AUTO ZONE



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