



FOR LEASE

2,736 SF (Office / Retail Available)

**DISTINCT BARN / STABLE
THEMED INTERIOR**



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OFFICE / RETAIL BUILDING

62 HAMEL ROAD

HAMEL, MN 55340

PROPERTY OVERVIEW

Position your business in the heart of downtown Hamel with this distinctive and highly functional office space. Offering a unique blend of character and efficiency, this property stands out with its custom interior finishes and flexible layout—ideal for a wide range of professional users.

- Small to mid-sized businesses
- Creative firms / agencies
- Professional services (insurance, financial, consulting)
- Tech or startup users seeking character space
- Any business looking to stand out from traditional office environments

LEASE RATE:

NEGOTIABLE



ARROW REAL ESTATE CORP.

7365 KIRKWOOD COURT N., SUITE 335

MAPLE GROVE, MN 55369

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WWW.ARROWCOS.COM



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HIGHLIGHTS

Location:

- Prominent location in downtown Hamel
- Immediate access to Highway 55
- Strong visibility and convenient accessibility for clients and employees
 - Close proximity to Plymouth, Medina, and surrounding northwest metro communities.

Office Space Features:

- Seven (7) private offices providing strong functionality for teams
- Dedicated conference room for meetings and client presentations
- Open work area for collaboration and flexible use
- Full kitchen / breakroom
- Private restroom
- Unique loft lounge area with conference table—ideal for informal meetings or creative workspace
- Distinctive barn/stable-themed interior finishes creating a one-of-a-kind office environment.

Retail Space Features: (Wide open area)



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FLOOR PLAN (OFFICE)



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FLOOR PLAN (RETAIL)



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PHOTO GALLERY



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HAMEL / MEDINA

CITY INFO

LOCATED IN THE HIGHLY DESIRABLE WEST METRO OF THE TWIN CITIES, HAMEL AND MEDINA OFFER A UNIQUE BLEND OF AFFLUENT DEMOGRAPHICS, STRONG RESIDENTIAL GROWTH, AND CONVENIENT REGIONAL ACCESSIBILITY. POSITIONED ALONG THE HIGHWAY 55 CORRIDOR WITH DIRECT CONNECTIVITY TO INTERSTATE 494, I-394, AND DOWNTOWN MINNEAPOLIS, THE AREA HAS BECOME AN INCREASINGLY ATTRACTIVE DESTINATION FOR OFFICE, RETAIL, MEDICAL, AND SERVICE-ORIENTED COMMERCIAL USERS.

MEDINA CONTINUES TO EXPERIENCE STEADY POPULATION AND EMPLOYMENT GROWTH DRIVEN BY NEW RESIDENTIAL DEVELOPMENT, EXPANDING INFRASTRUCTURE, AND LONG-TERM COMMUNITY PLANNING INITIATIVES. THE CITY HAS EMPHASIZED THOUGHTFUL ECONOMIC DEVELOPMENT WHILE PRESERVING THE AREA'S UPSCALE CHARACTER AND NATURAL SURROUNDINGS.

HAMEL SERVES AS THE COMMERCIAL AND SERVICE HUB WITHIN MEDINA, OFFERING A STRATEGIC LOCATION FOR BUSINESSES SEEKING VISIBILITY TO BOTH LOCAL RESIDENTS AND WEST METRO COMMUTERS. THE COMMUNITY BENEFITS FROM STRONG HOUSEHOLD INCOMES, EXECUTIVE-LEVEL DEMOGRAPHICS, AND A GROWING POPULATION BASE THROUGHOUT WESTERN HENNEPIN COUNTY. MEDINA'S MEDIAN HOUSEHOLD INCOME EXCEEDS \$230,000, POSITIONING THE AREA AMONG THE MOST AFFLUENT COMMUNITIES IN MINNESOTA

THE SURROUNDING TRADE AREA INCLUDES NEIGHBORING COMMUNITIES SUCH AS PLYMOUTH, MAPLE GROVE, MEDINA, CORCORAN, INDEPENDENCE, AND WAYZATA, PROVIDING ACCESS TO A HIGHLY EDUCATED AND FINANCIALLY STABLE CONSUMER BASE. CONTINUED SUBURBAN MIGRATION TRENDS IN THE TWIN CITIES HAVE FURTHER STRENGTHENED DEMAND FOR HIGH-QUALITY COMMERCIAL SPACE IN OUTER-RING SUBURBAN MARKETS.

COMMERCIAL USERS ARE DRAWN TO THE AREA FOR SEVERAL KEY REASONS:

- STRONG DAYTIME AND EXECUTIVE DEMOGRAPHICS
- PROXIMITY TO AFFLUENT RESIDENTIAL NEIGHBORHOODS
- EXCELLENT REGIONAL HIGHWAY ACCESS
- GROWING RESIDENTIAL ROOFTOPS AND CONSUMER DEMAND
- LIMITED SUPPLY OF QUALITY OFFICE AND RETAIL INVENTORY
- BUSINESS-FRIENDLY MUNICIPAL PLANNING AND ECONOMIC DEVELOPMENT SUPPORT

THE HAMEL/MEDINA MARKET IS PARTICULARLY WELL SUITED FOR PROFESSIONAL OFFICE USERS, BOUTIQUE RETAIL, MEDICAL AND WELLNESS CONCEPTS, FINANCIAL SERVICES, SPECIALTY FOOD AND BEVERAGE OPERATORS, AND DESTINATION-ORIENTED BUSINESSES SEEKING A POLISHED SUBURBAN ENVIRONMENT WITH LONG-TERM GROWTH POTENTIAL.

WITH CONTINUED RESIDENTIAL EXPANSION AND INCREASING COMMERCIAL INVESTMENT THROUGHOUT THE WEST METRO CORRIDOR, HAMEL AND MEDINA REMAIN WELL-POSITIONED AS EMERGING DESTINATIONS FOR BUSINESSES SEEKING VISIBILITY, ACCESSIBILITY, AND A HIGH-QUALITY COMMUNITY SETTING.



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