



# Mainstreet, Hopkins, MN

1017 Mainstreet  
Hopkins, MN 55343

# FOR LEASE

 **eXp  
COMMERCIAL**

**NORTH STAR  
COMMERCIAL**

Mechelle Holland

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# Property Summary

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## PROPERTY DESCRIPTION

Rare opportunity to lease a highly visible 1,860 SF storefront on Mainstreet in Downtown Hopkins. Formerly a chiropractic office, the space features a reception area, three private offices, private unisex restroom, storage area, and a dedicated private corridor. Enjoy excellent pedestrian traffic, strong visibility, on-street parking, and additional rear parking. Ideal for professional, medical, wellness, counseling, boutique office, or specialty retail users. Small storefront opportunities like this are rarely available in Downtown Hopkins.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	NNN
Taxes	\$4.38 SF
CAM	\$4.04 SF
Available SF:	1,860 SF
Property Type:	Retail/Office

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- 1,860 SF Mainstreet storefront
- Prime Downtown Hopkins location
- Three private offices
- Reception and waiting area
- Private unisex restroom
- Dedicated private corridor
- Storage area
- Excellent pedestrian traffic and visibility
- On-street parking plus small rear parking lot
- Small Kitchenette
- Ideal for retail, professional, medical, wellness, or office users



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# Floor Plans

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**Total GLA: 1742 sq. ft | Total: 1860 sq. ft**  
1st floor: 1742 sq. ft (Excluded areas 118 sq. ft)

Measurements Deemed Highly Reliable But Not Guaranteed

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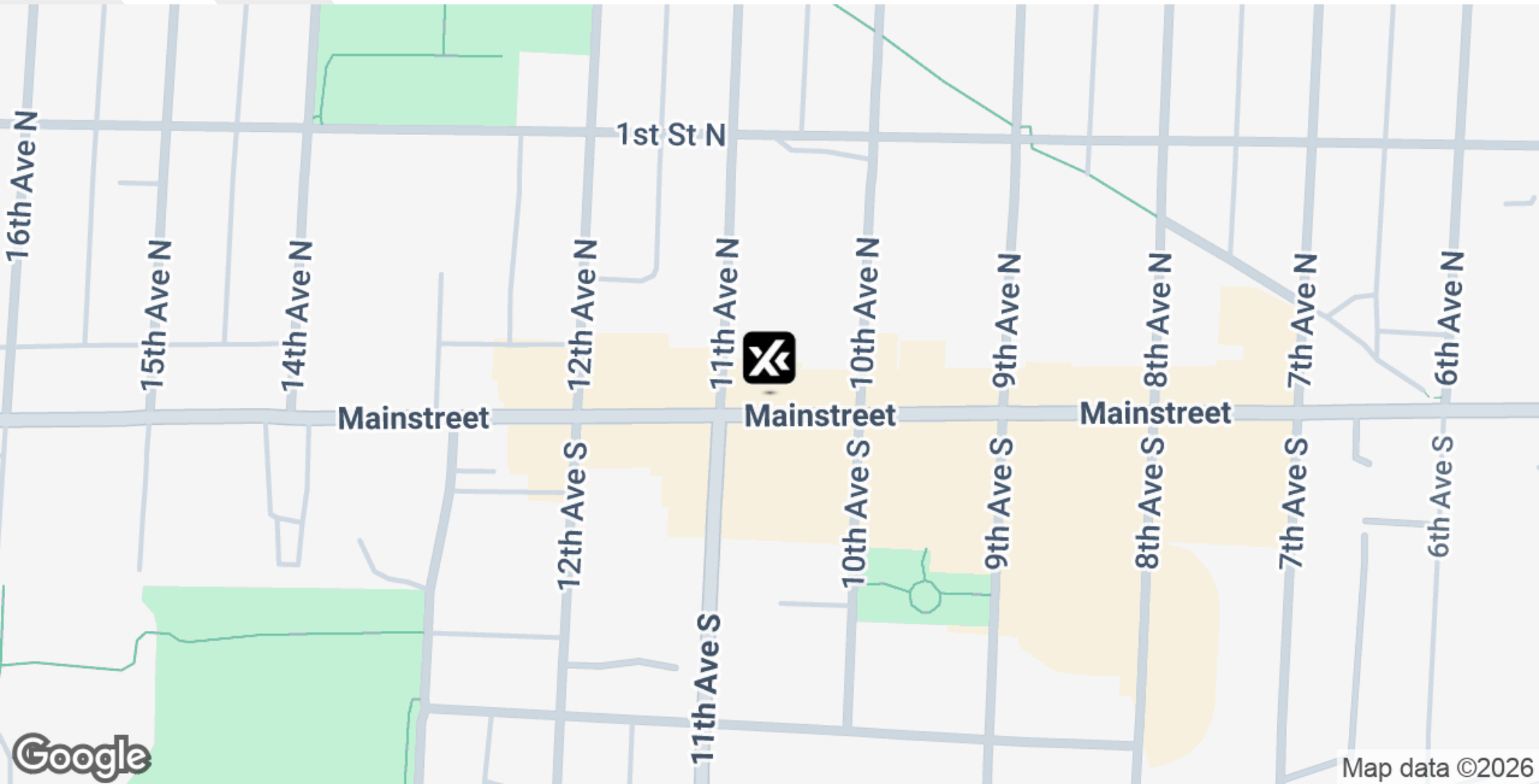


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# Location Map

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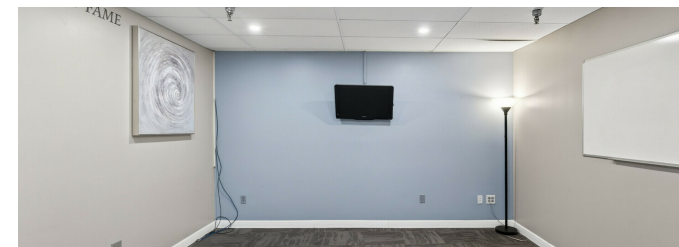
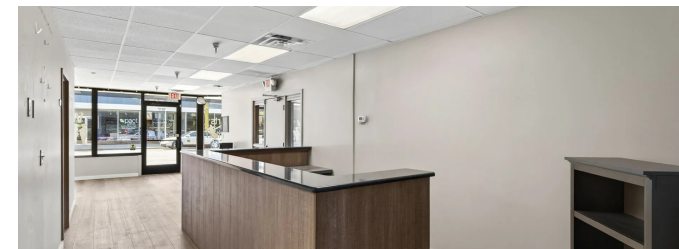
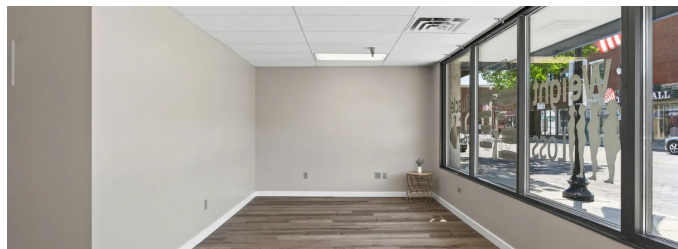
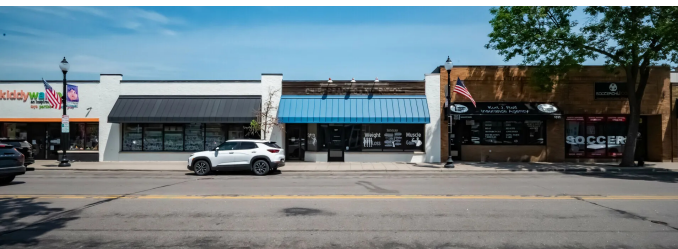
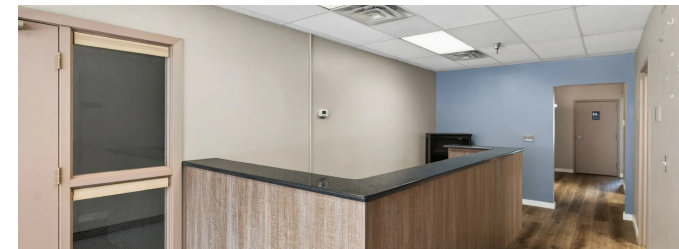
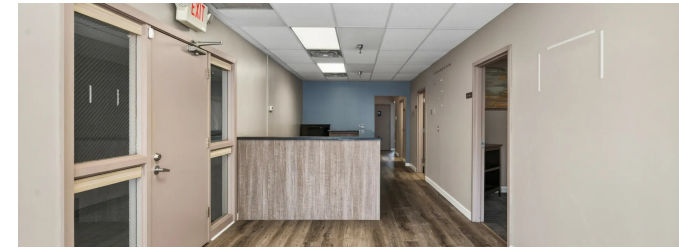


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# Additional Photos

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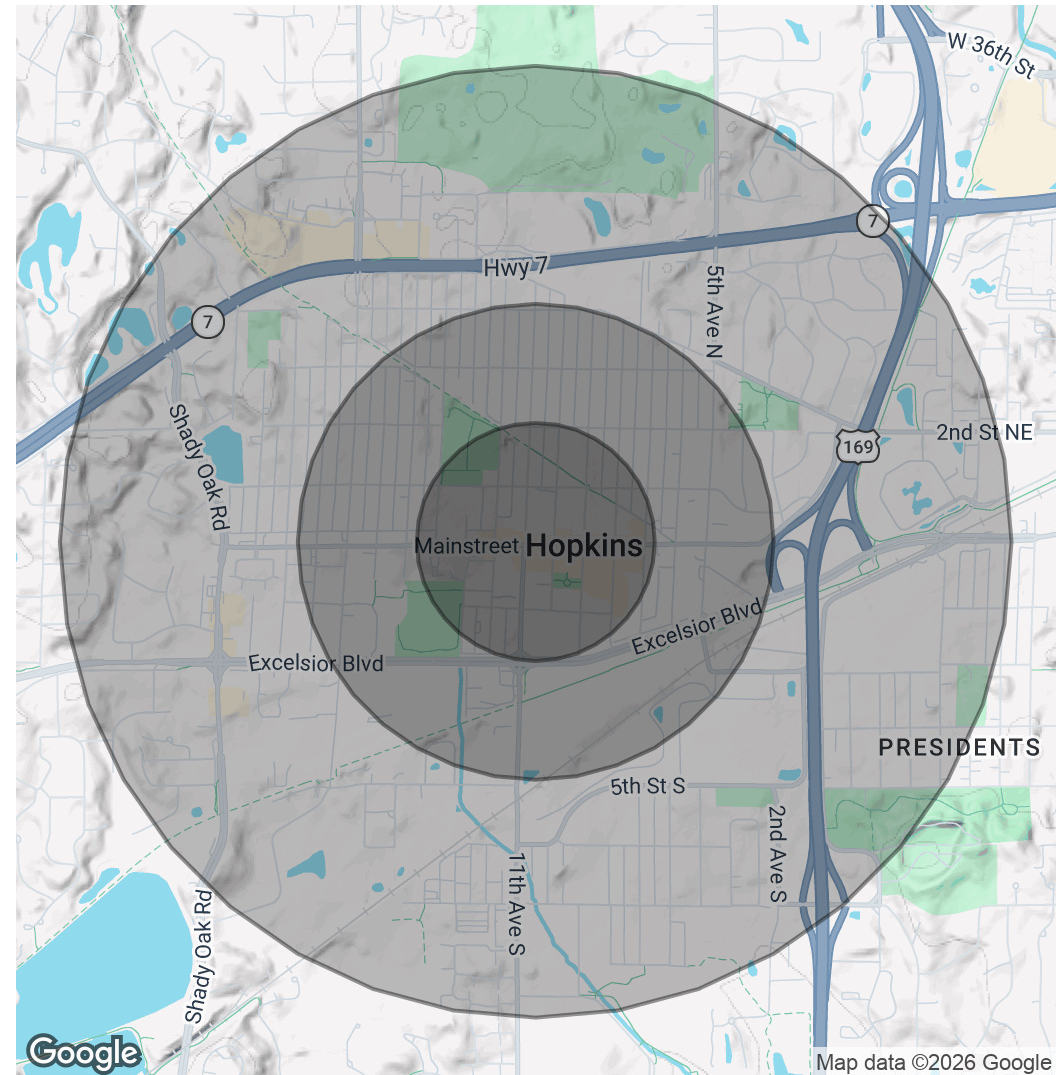
# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,077	4,073	12,349
Average Age	37.8	41.5	44.0
Average Age (Male)	39.0	40.6	41.1
Average Age (Female)	39.1	42.8	45.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	573	2,173	6,276
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$79,791	\$91,301	\$102,473
Average House Value	\$330,140	\$351,751	\$405,465

2023 American Community Survey (ACS)



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