

FOR LEASE

1,037SF (Retail) & 1,129SF (Office)

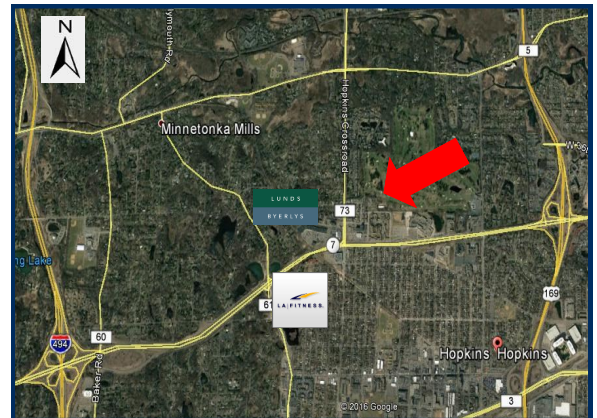
Crossroads Center
1541—1601 Highway 7
HOPKINS, MINNESOTA 55305

2 Opportunities Available



LOCATED ON BUSY HIGHWAY 7 AND HOPKINS CROSSROAD ON THE NORTHEAST CORNER. GREAT LOCATION & VISIBILITY! ACROSS FROM LUNDS & BYERLYS AND LA FITNESS.

- Retail Space: 1,037SF (Adj to Caribou)
- Zoning: Commercial Retail/Office
- Join Caribou Coffee, Code Ninja, Shampooch Grooming Salon, Blake Chiropractic, Red Pine Trails Animal Hospital
- Parking Spaces: 60 spaces
- Demographics:



	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	11,305	78,254	200,936
Median Age	42	42	42
Average HH Income	\$93,192	\$111,706	\$132,119
Median HH Income	\$63,267	\$ 76,014	\$ 92,405



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

FOR MORE INFORMATION, CONTACT:

Lisa L. Diehl, CCIM, CPM

(612) 508-6410

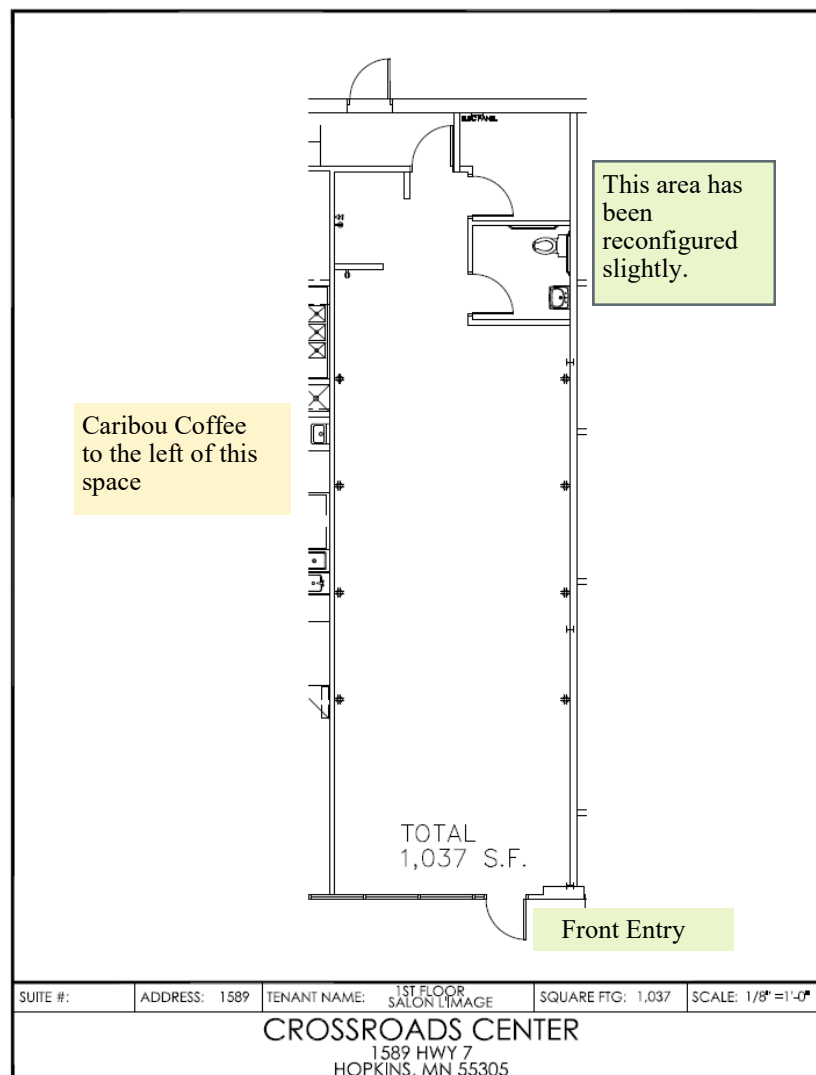
Lisa.Diehl@CloseTheDiehl.com

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Retail Space: 1,037SF (Ste. 1597) / Retail Space
Available now!
Currently used by a real estate business
Uses could include: Plug & play office
or service, retail, restaurant, no cannabis/
tobacco



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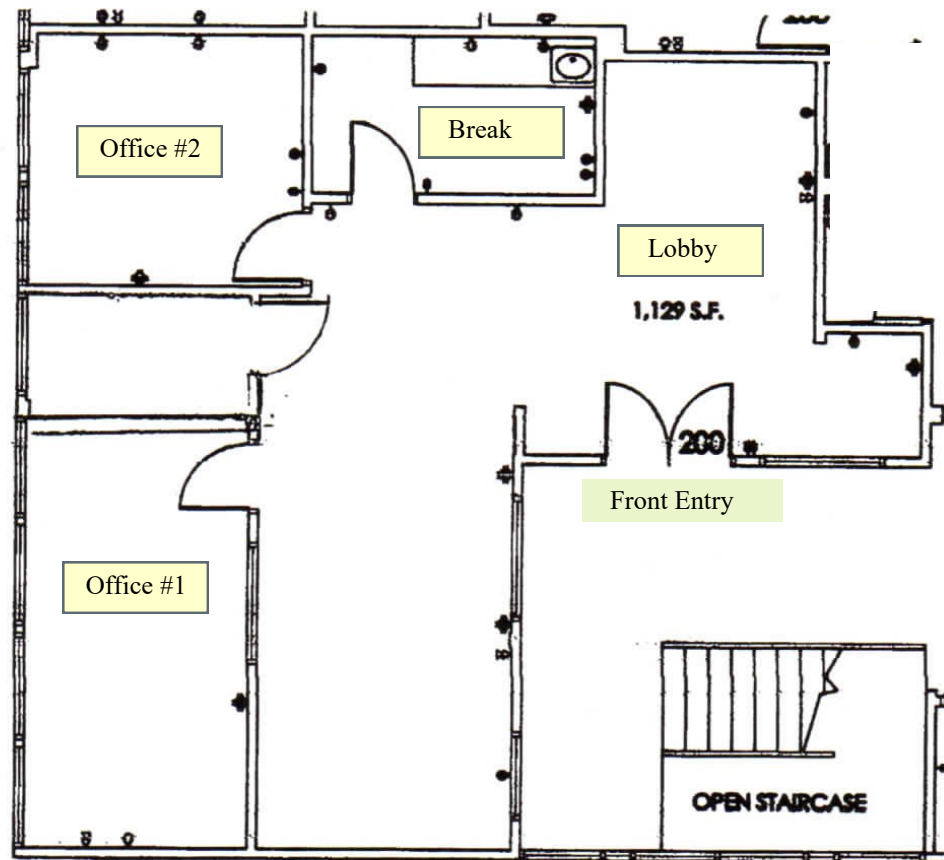
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Retail Space: 1,037SF (Ste. 200) / Office Space
Available now!
Office space—Consists of a lobby/receptionist area, open work area for an office/ meeting space, 2 private offices, storage room, break room.



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