

Colliers

# Winnetka Commons

3520-3566 Winnetka Avenue N, New Hope, MN

2,860 SF 2nd Generation Restaurant Space For Lease



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# Property Overview

## Building Size

45,415 SF

## Year Built

1990

## Space Available

Suite 3558: 2,860 SF (2nd Generation Restaurant)

## Parking

214 Surface Parking

## 2026 Tax & CAM

\$ 5.27 PSF Operating Expenses

\$ 4.94 PSF Taxes

\$10.21 PSF Total

## Lease Rate

Negotiable

## Traffic Count

Winnetka Avenue: 11,287 vehicles per day

36th Avenue North: 9,656 vehicles per day



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	12,122	89,294	270,797
Median HH Income	\$89,774	\$89,419	\$87,488
Average HH Income	\$107,449	\$118,864	\$117,892
Daytime Population	4,735	52,439	170,901



Strong Repeat Customer Base From Tenants



Excellent Signage Available



Strong Mix of National and Local Tenants



Ample Parking

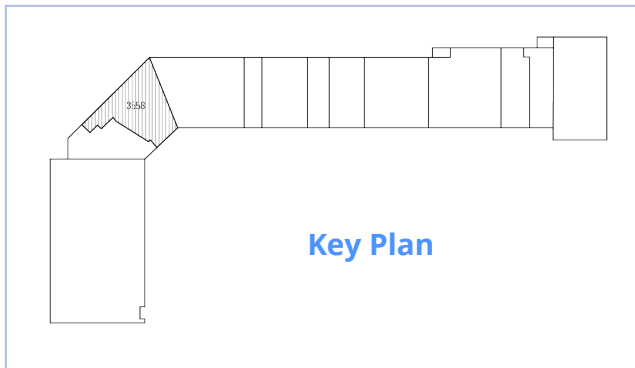
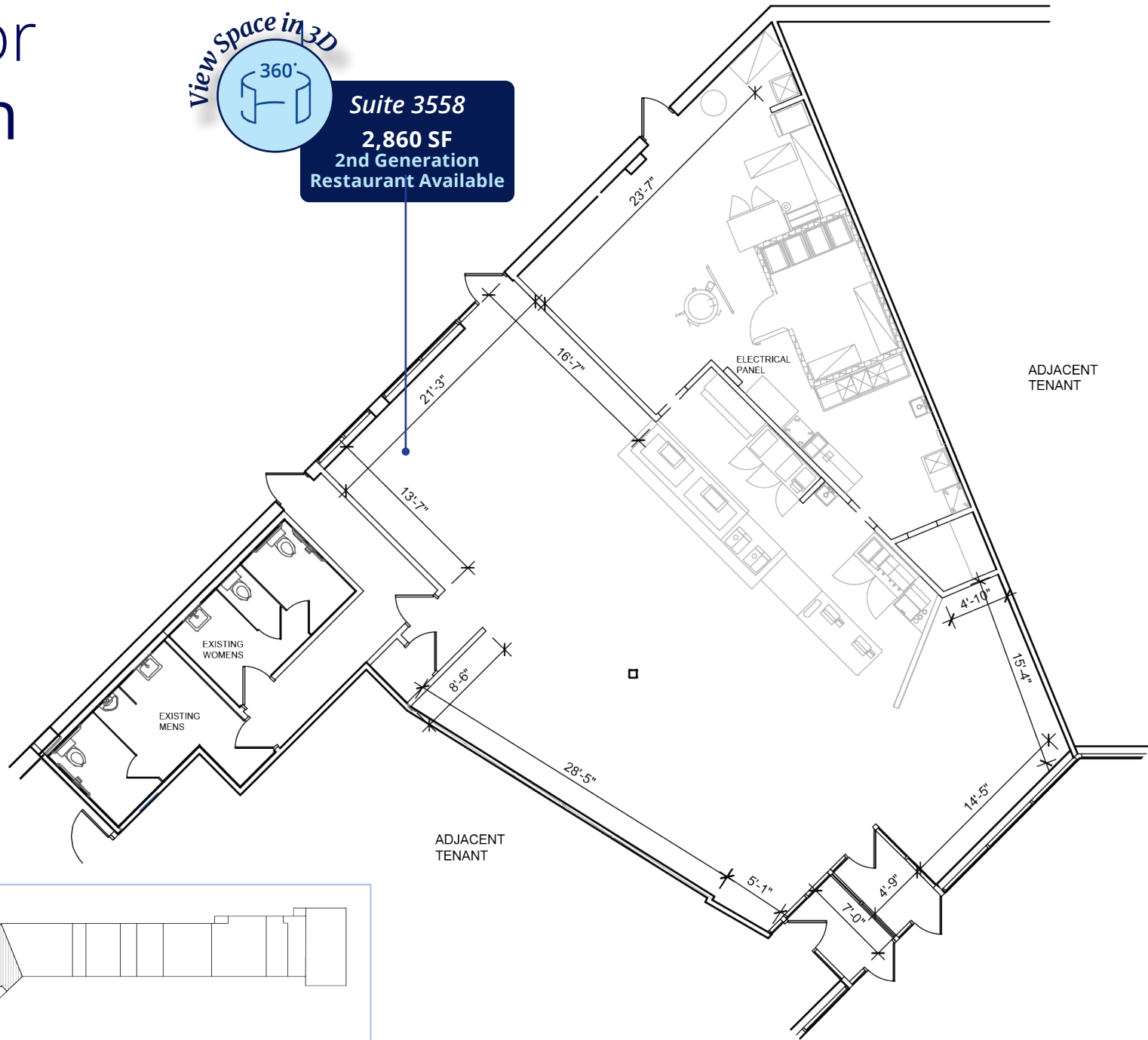


270,797 People in a 5-Mile Radius

# Floor Plan



**Suite 3558**  
**2,860 SF**  
**2nd Generation**  
**Restaurant Available**

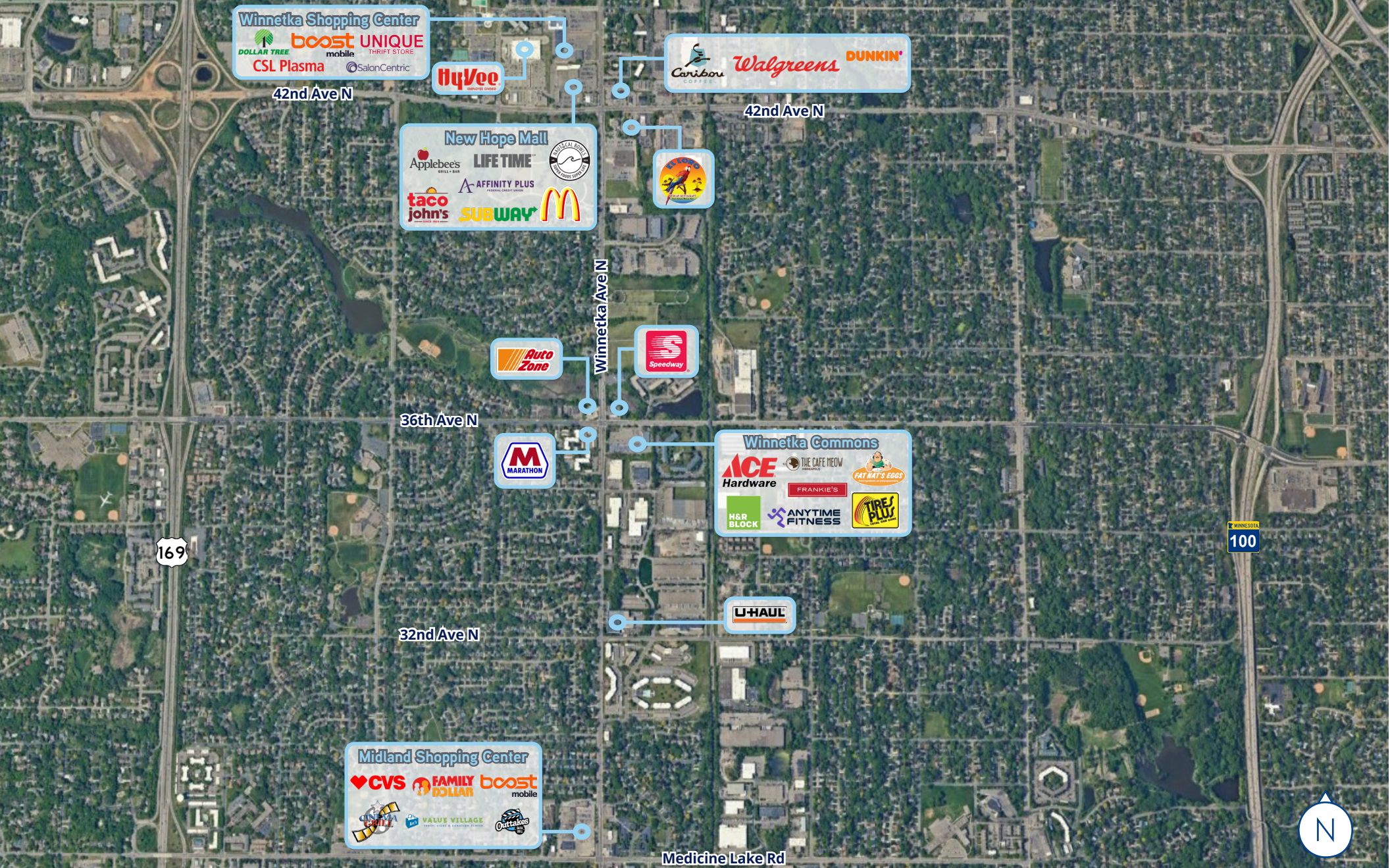


**Key Plan**

# Site Plan



Suite	Tenant	SF
3566	Ace Hardware	11,890 SF
3560	Convenience Store	2,020 SF
<b>3558</b>	<b>AVAILABLE</b>	<b>2,860 SF</b>
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



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