

CHAMPLIN SHOPPES

FOR LEASE

11628-11660 Winnetka Ave N | Champlin, MN | 55316



2,000 SF Available

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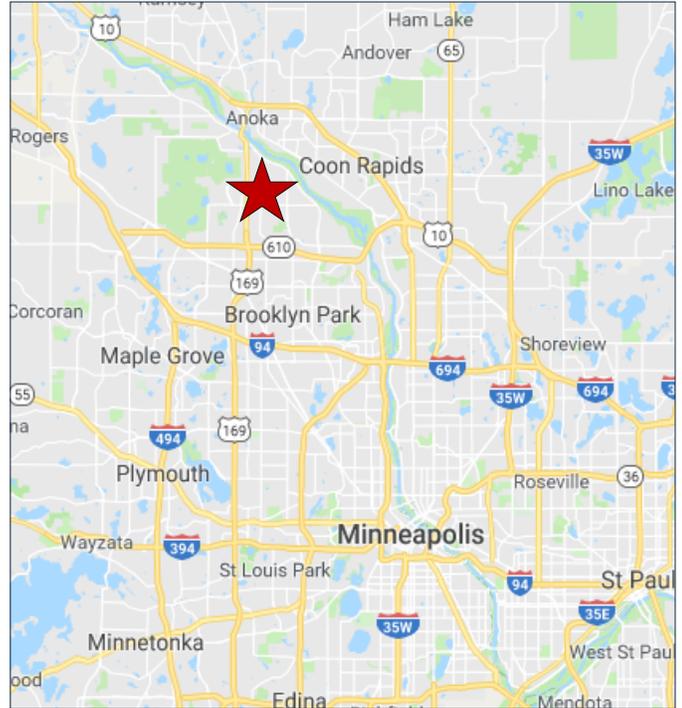
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	11628-11660 Winnetka Ave N
CITY, STATE	Champlin, MN
BUILDING SIZE	11,875 SF
AVAILABLE SPACE	1,000—2,000 SF
LEASE RATE	\$12.00—\$14.00 PSF
2019 CAM	\$4.02 PSF
2019 TAXES	\$3.38 PSF
YEAR BUILT	1988
PARKING SPACES	87



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,965	68,734	175,549
DAYTIME POPULATION	2,816	25,982	66,905
MEDIAN HH INCOME	\$89,844	\$81,320	\$80,103
AVERAGE HH INCOME	\$105,242	\$101,203	\$98,826
MEDIAN AGE	37.5	38.1	37.6

CO-TENANTS

- Fast Trip Market (Gas Station)
- Achieve Health Chiro
- Vivid Details Salon
- Lena's Tailoring
- Lakeridge Wine & Spirits
- Furry Tales Pet Grooming

TRAFFIC COUNTS

HIGHWAY 169	41,500 VPD
117TH AVE	3,350 VPD
WINNETKA AVE	2,700 VPD

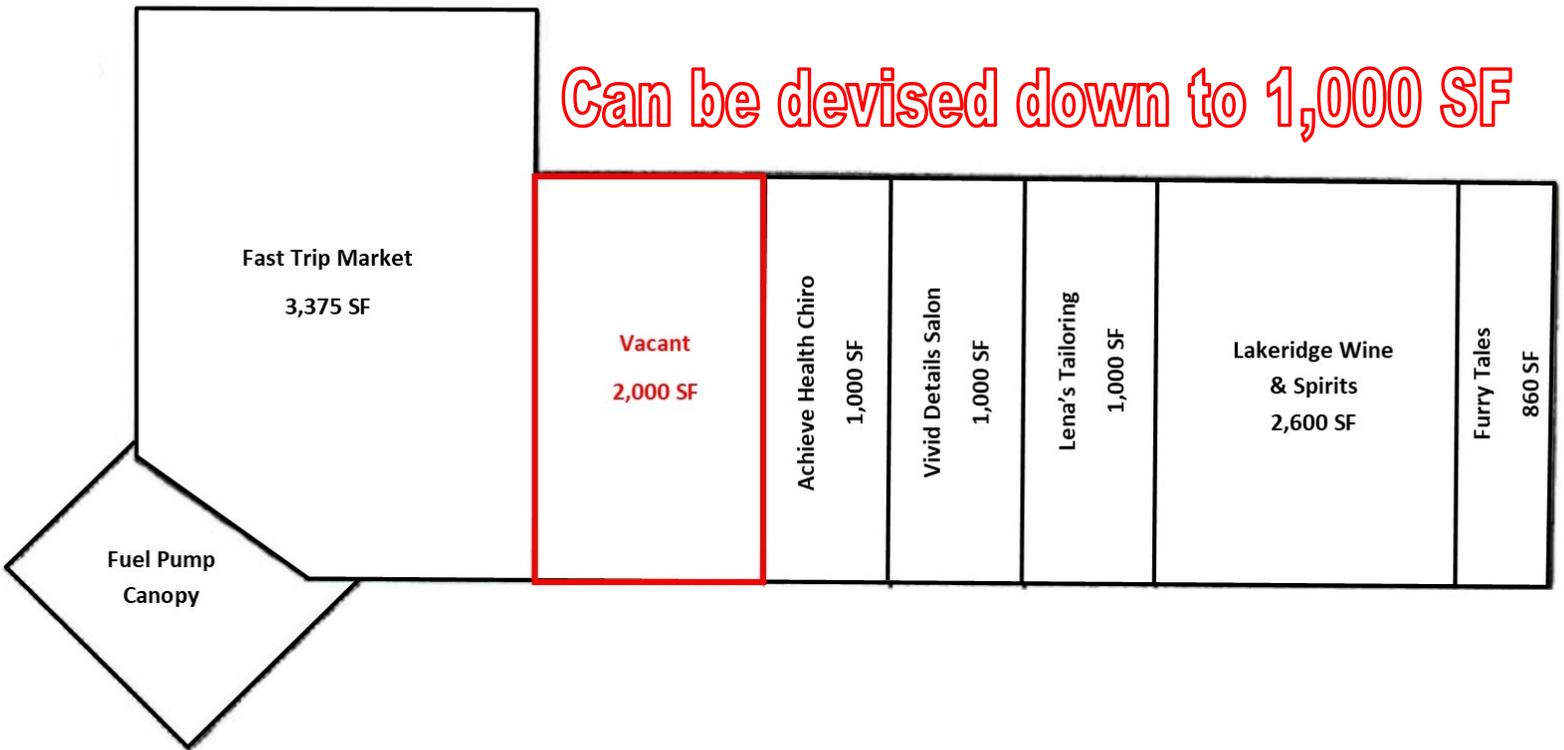
COMMENTS

- Near Champlin Market Place Shopping Center—91,790 SF anchored by Cub Foods and Walgreens
- Surrounded by a residential population with a median Household income of \$89,844 within one mile.





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