



VILLAGE ON QUEBEC

New Hope, MN

For Lease

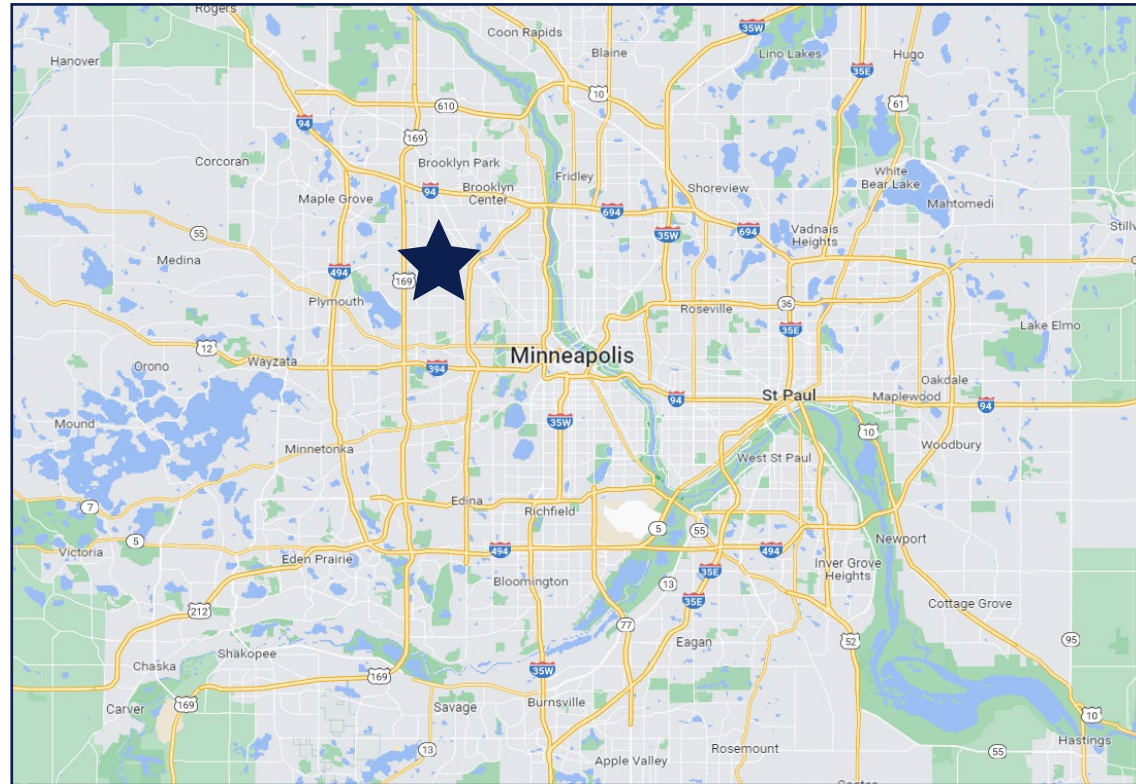


50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

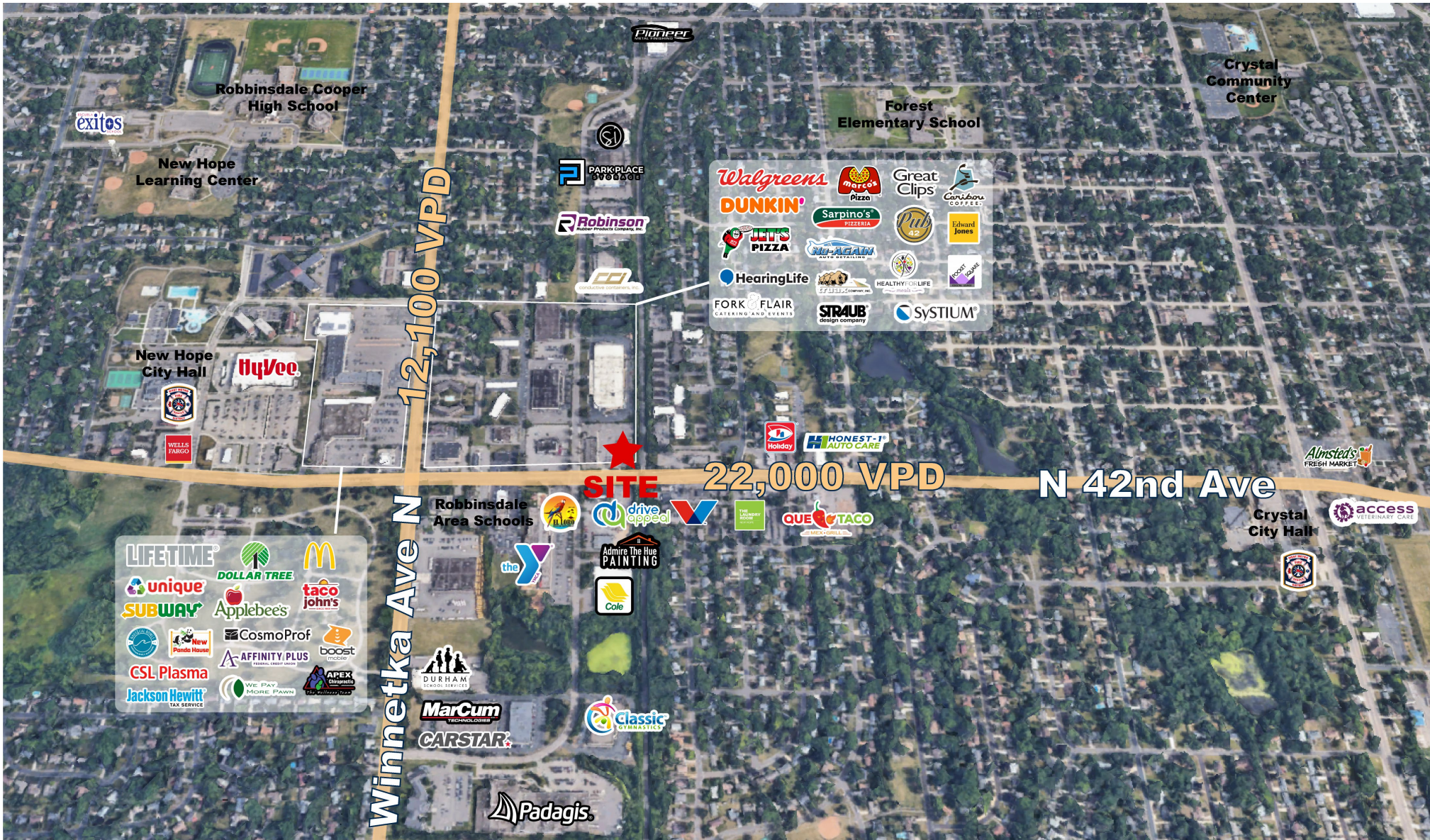
ADDRESS	7500 - 7560 42nd Ave N
CITY, STATE	New Hope, MN
LEASE RATE	Negotiable
BLDG A CAM & TAX	\$7.27 PSF
BLDG B CAM & TAX	\$8.56 PSF
SPACE AVAILABLE:	
SUITE 7550	1,200 SF (Former Fitness)
SUITE 7508	3,600 SF (Former Music Store)
2ND FLOOR SPACE 1	1,200 SF
2ND FLOOR SPACE 2	1,200 SF
YEAR BUILT	2006
COUNTY	Hennepin
PARKING	150 Spaces



HIGHLIGHTS

- Located on Main thoroughfare through New Hope
- On Hard, Signalized corner with the YMCA, Pub 42, and multi-story office building
- Well maintained center
- Abundant parking
- Nearby retailers include; Dunkin Donuts, McDonald's, El Loro Mexican Restaurant, Life Time Fitness, Taco Johns, Hyvee, Applebee's, Dollar Tree, and CSL Plasma
- Strong monument signage opportunity

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	12,307	103,037	268,717
MEDIAN AGE	40.2	40.5	37.5
MEDIAN HH INCOME	\$77,372	\$74,549	\$75,116
AVERAGE HH INCOME	\$102,571	\$103,268	\$105,862





Building A



Building B





UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.