



VILLAGE ON QUEBEC

New Hope, MN

For Lease

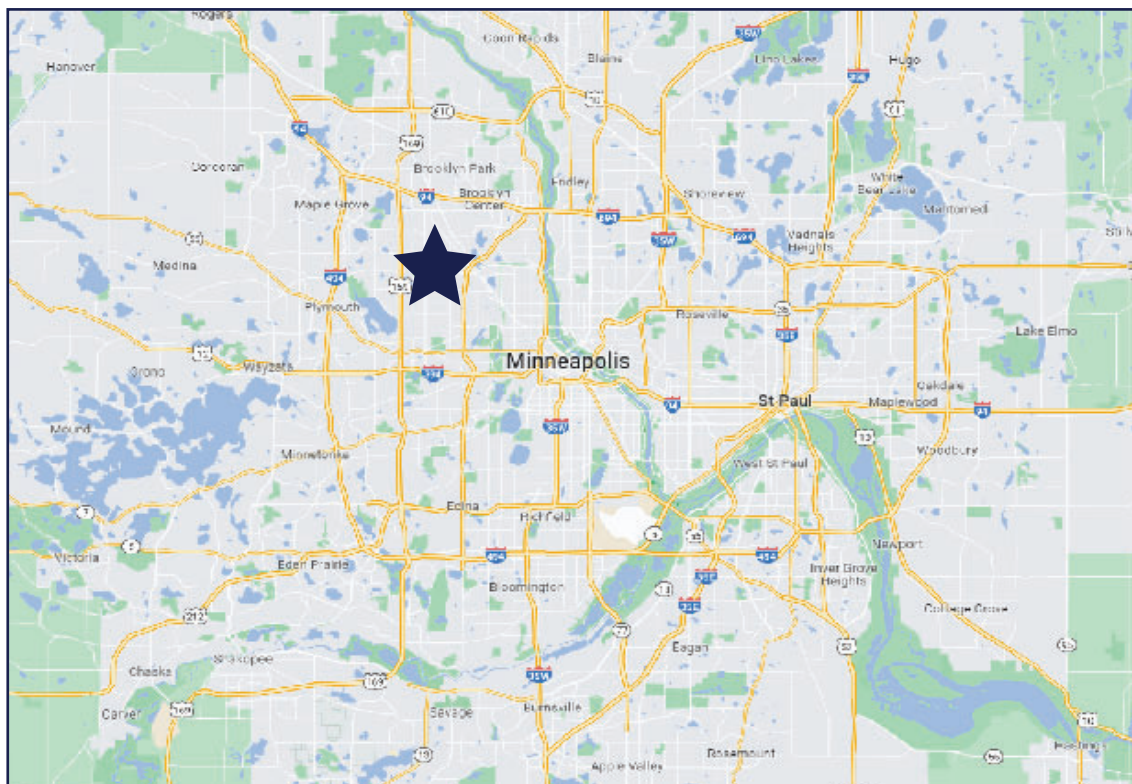


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SAMUEL GERLACH
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ADDRESS	7500 - 7560 42nd Ave N
CITY, STATE	New Hope, MN
LEASE RATE	Negotiable
BLDG A CAM & TAX	\$7.27 PSF
BLDG B CAM & TAX	\$8.78 PSF
SPACE AVAILABLE:	
SUITE 7550	4,800 SF (Former Fitness)
SUITE 7508	1,200 SF
2ND FLOOR SPACE 1	1,200 SF
2ND FLOOR SPACE 2	1,200 SF
YEAR BUILT	2006
COUNTY	Hennepin
PARKING	150 Spaces



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

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





Building A



Building B





UPLAND

REAL ESTATE GROUP, INC.

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