



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Retail Space for Sublease

11656 Winnetka Ave N., Champlin, MN

AVAILABLE SPACE

- 1,000 SF Retail space, currently used for retail sale of shakes & smoothies
- Join Fast-Trip Market, Lakewood Wine & Spirits, Vivid Salon & More
- Sublease through January 31, 2026
- Corner location at signalized intersection
- Updated buildout, plumbing in place
- Inside seating or carry out
- Great neighborhood location
- 6,868 vehicles per day



PROPERTY DETAILS

Lease Rate: \$1,000.00 + CAM/Tax of \$727.01/month plus Utilities

FOR MORE INFORMATION, CONTACT

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MOBILE: 612-708-2873

EMAIL: mfisher@premiercommercialproperties.com



2023 Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,252	68,022	174,934
Total Households	3,984	25,656	65,067
Average Household Income	\$126,369	\$105,473	\$104,472



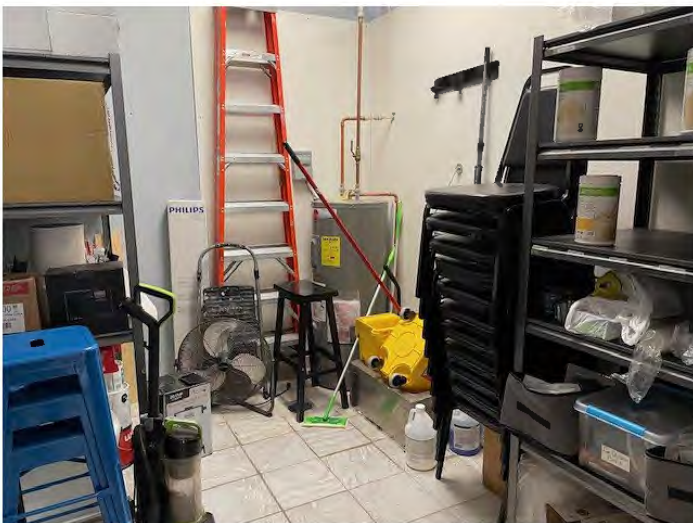
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- 1,000 Square Feet
- Buildout in place, includes plumbing, counter, flooring, water heater, sink
- Great corner location
- Long term tenants
- Sublease through January 31, 2026



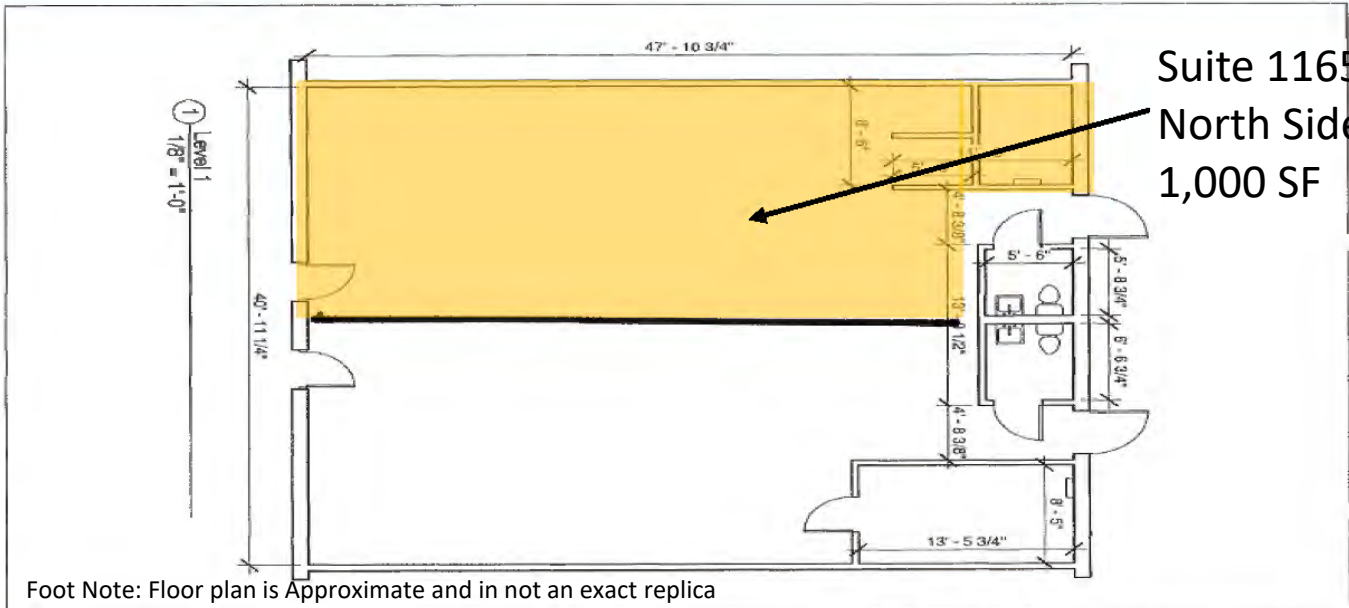
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Suite 11656
North Side
1,000 SF

Foot Note: Floor plan is Approximate and in not an exact replica

<p><i>Hahn's Architectural Services</i></p>	<p>5130 Clear Spring Road Minnetonka, MN 55345 (612) 889-8281 drhahn_has@msn.com</p>	<p>Owner Project Name</p>	<p>Unnamed A101 Scale 1/8" = 1'-0"</p>
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