



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Retail Space for Lease

11652 Winnetka Ave N., Coon Rapids, MN

AVAILABLE SPACE

- 1,000 SF Retail space, currently used for retail sale of clothing & beauty bar
- Join Fast-Trip Market, Lakeridge Wine & Spirits, Vivid Salon, Chiropractor, Tailor and the Dog Groomer
- Corner location at signalized intersection
- Updated buildout, plumbing in place
- Building and monument signage
- Great neighborhood location
- 6,868 vehicles per day



PROPERTY DETAILS

Lease Rate: \$1,200.00 / Month
+ CAM/Tax of \$9.18 / SF (2025)
plus, Utilities

FOR MORE INFORMATION, CONTACT

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2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,610	67,154	174,274
Total Households	39,36	25,453	64,667
Average Household Income	\$119,647	\$108,742	\$108,381



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LEASED

- 1,000 Square Feet
- Wide open w/ 2 private rooms
- Beautiful new flooring
- Private restroom
- Great mix of tenants



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