



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Retail Space for Lease

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
- 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: \$12.00 + CAM/Tax of \$9.07 /square foot plus Utilities

FOR MORE INFORMATION, CONTACT

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CONTACT: Marty Fisher

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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



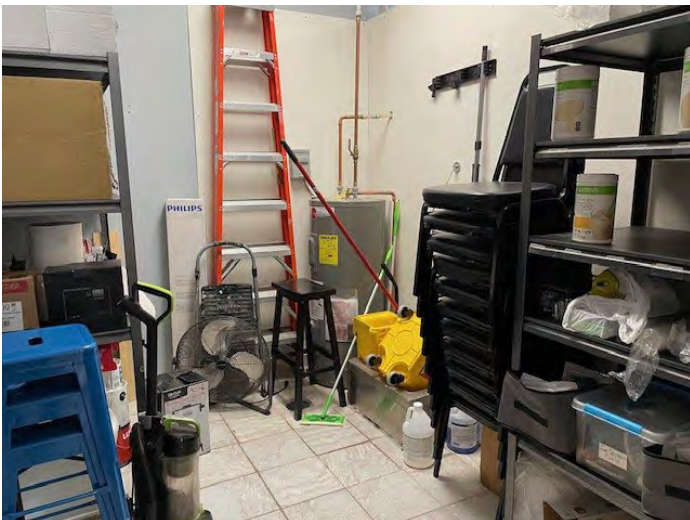
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- 1,000 Square Feet
- Buildout in place, includes plumbing, sales counter, flooring, washable ceiling and wall tile water heater, sink(s)
- Great corner location
- Long term tenants



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