



11 10<sup>th</sup> Avenue South | Hopkins, MN 55343

## OWNER/USER OPPORTUNITY - OFFICE/RETAIL PROPERTY FOR SALE

### For Sale:

- 5,414 sf (1,413 sf available with a cathedral ceiling and hardwood floors )
- 2024 Tax: \$24,979.48 (\$4.61 psf)
- Sale Price: \$1,300,000
- Lot Size: .14 acres (6,098 sf)

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 8,009, 3 miles - 44,811 and 5 miles - 112,203
- Average Household Income: 1 mile - \$65,432, 3 miles - \$82,376 and 5 miles - \$95,112
- Traffic Counts: Excelsior Blvd: 19,660 vpd, and Mainstreet: 4,629 vpd
- Walk Score: 77/100

### Highlights and Features:

- Fully leased property
- Potential for an Owner/User to occupy 1,413 SF on the main floor
- Updated and well maintained
- Unique architectural details
- Year Built: 1941
- In the heart of Hopkins, 1 block off Main Street
- Floors: 3
- Parking: Free city lot adjacent to the building
- Zoning: B-2
- SWLRT has three planned stations in Hopkins
- The downtown Hopkins station will be connected to Mainstreet by 8<sup>th</sup> Avenue
- Ovation Hopkins, a mixed-use development, will be opening in the fall of 2024
- Current tenants: Hears To U Audiology, Twist Sales, Amare/Movement with Love, Novo Chiropractic
- Area tenants: Brasa, K'kinaco-Nikkei & Pisco Bar, Hoagie's, Mainstreet Bar & Grill, Chipotle, The Vine Room, Cam Ranh Bay, LTD Brewing Co, A to Z Creamery, Pub 819, Nacho's Mexican Grill, Wild Boar Bar & Grill, Thirty Bales, Bear Cave Brewing, Nautical Bowls, Cream and Amber, Chicky Choco Pop and more



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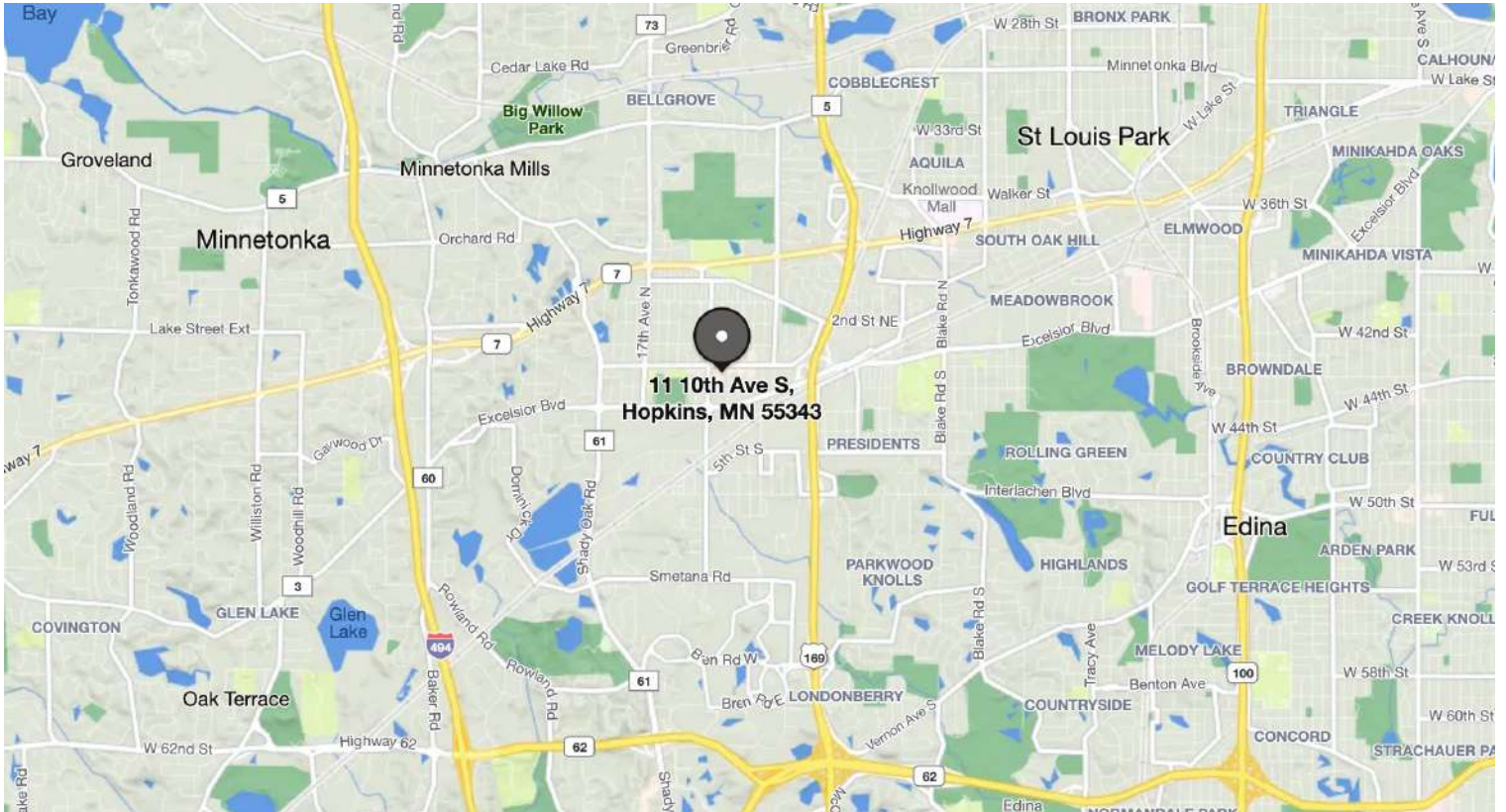
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Map



## Aerial



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