

9400 36TH AVENUE NORTH, NEW HOPE, MN 55427

**FOR LEASE**



## OFFERING SUMMARY

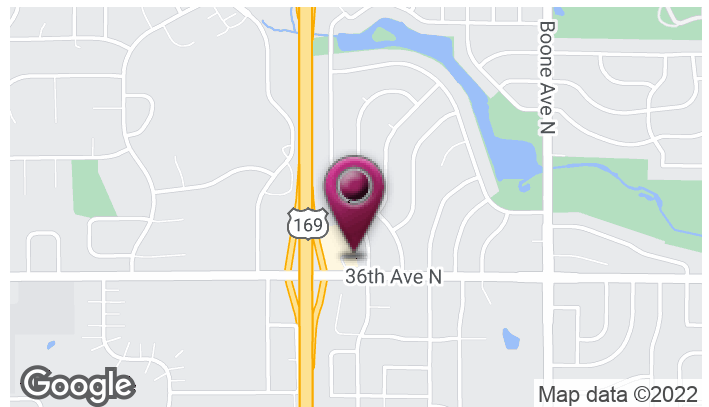
**Lease Rate:** \$16.00 SF/yr (NNN)

**Lot Size:** 3.71 Acres

**Year Built:** 1972

**Building Size:** 22,000 SF

**Renovated:** 2009



- Located off Hwy 169 & 36th Avenue exit
- 90,000+ daily traffic counts
- Strong demographics
- Anchored by Caribou Coffee
- Freeway signage available

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**JGM PROPERTIES**  
1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
[www.JGMproperties.com](http://www.JGMproperties.com)

For More Information Contact:

**ELI RUSSELL**  
612.290.1037

[elir@jgmproperties.com](mailto:elir@jgmproperties.com)

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## PROPERTY OVERVIEW

This property offers several sizes (ranging from 800 square feet to 5,000 square feet). The best part about JGM offering several different spaces in the same building is that we are able to customize any space to fit your exact needs.

## LOCATION OVERVIEW

JGM Properties has small to medium size retail spaces available for lease at the Caribou Corner building located at the top of the 36th Avenue exit off Hwy 169 in New Hope, just a few miles south of I-94.

## PROPERTY HIGHLIGHTS

Located off Hwy 169 near I-94

Close proximity to Plymouth, Golden Valley, Maple Grove, Crystal, St Louis Park, and Minneapolis

Anchored by Caribou Coffee

Freeway signage available

90,000+ daily traffic counts

Custom build-outs available



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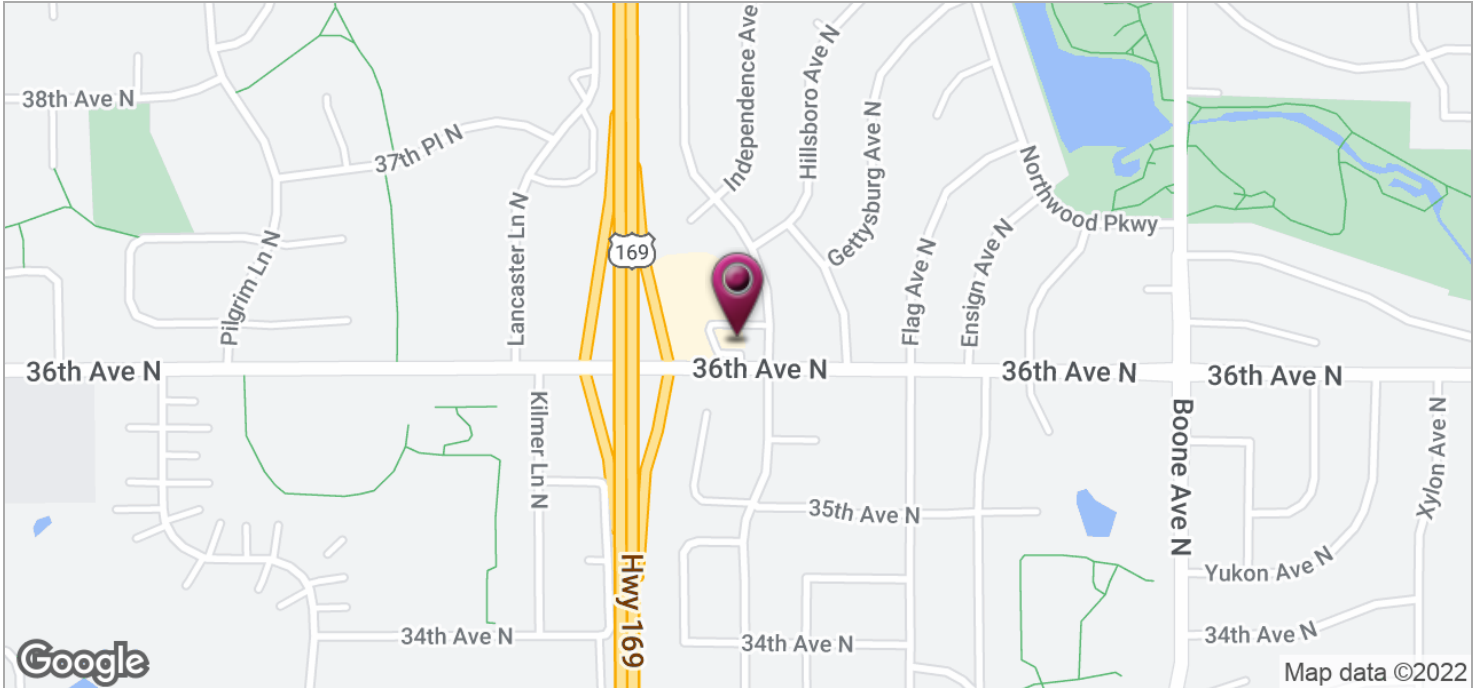
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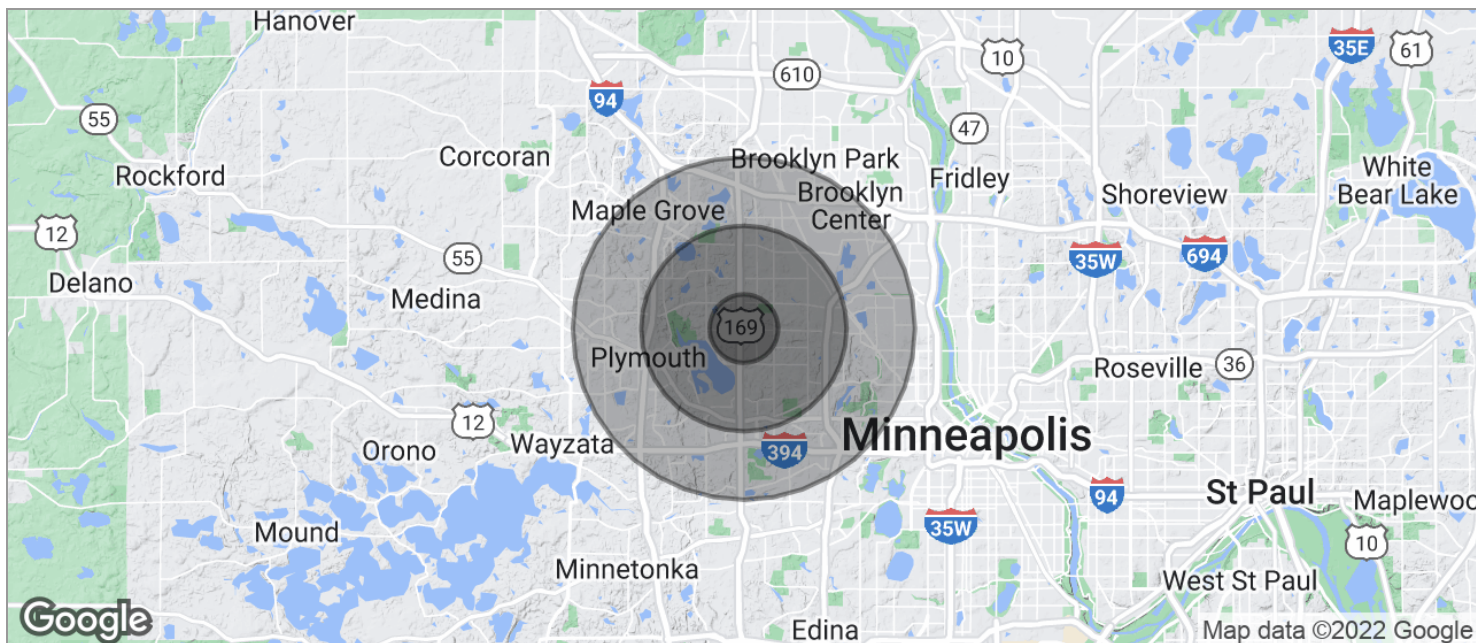
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	10,551	80,991	209,061
MEDIAN AGE	38.0	39.0	38.4
MEDIAN AGE (MALE)	37.0	37.8	37.3
MEDIAN AGE (FEMALE)	38.5	40.3	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,468	33,867	88,316
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$81,023	\$80,054	\$80,192
AVERAGE HOUSE VALUE	\$249,782	\$269,491	\$267,990

\* Demographic data derived from 2020 ACS - US Census

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