

# Country Village Shopping Center

Highway 7 & Hopkins Crossroads, Minnetonka, MN

FOR LEASE

 **CUSHMAN &  
WAKEFIELD**  
NorthMarq



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## PROPERTY FEATURES

- Well positioned, neighborhood center, located in a densely populated area of Minnetonka
- Co-tenants include Lund's, Pier 1 Imports, Papa John's and Great Clips
- Great access and visibility to Highway 7
- Area retailers include Caribou Coffee, Perkins, Walgreens, MGM Liquor and LA Fitness
- Located just west of Hopkins Crossroads, along Highway 7
- Renovated in 2006



## SITE FEATURES

<b>Location</b>	Highway 7 & Hopkins Crossroads
<b>Building Size (GLA)</b>	110,583 square feet
<b>Space Available</b>	1,498 - 15,000 square feet
<b>Lease Rate</b>	Varies depending on size and location

## OPERATING EXPENSES (2016 ESTIMATES)

<b>CAM &amp; Insurance</b>	\$2.55 psf
<b>Real Estates Taxes</b>	\$4.73 psf
<b>Total</b>	\$7.28 psf

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Population</b>	9,172	70,511	184,929
<b>Households</b>	4,151	32,542	82,126
<b>Avg. Household Income</b>	\$61,974	\$64,568	\$75,263
<b>Daytime Population</b>	5,517	72,189	243,423

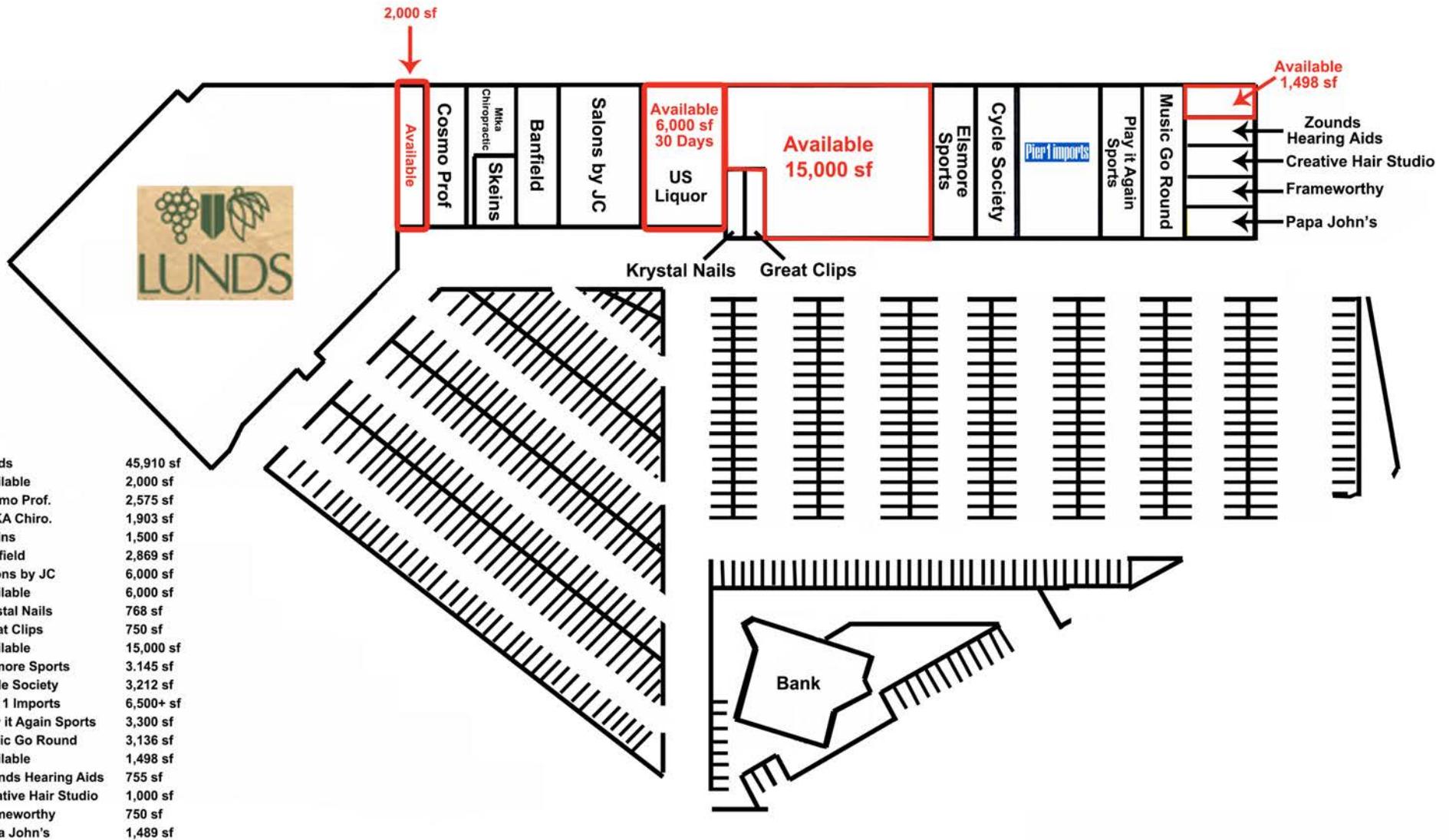
## TRAFFIC COUNTS

	VPD
<b>Highway 7 West of Hopkins Crossroads</b>	26,500
<b>Minnetonka Mill Road</b>	3,450
<b>Hopkins Crossroads North of Highway 7</b>	11,700

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Lunds	45,910 sf
Available	2,000 sf
Cosmo Prof.	2,575 sf
MTKA Chiro.	1,903 sf
Skeins	1,500 sf
Banfield	2,869 sf
Salons by JC	6,000 sf
Available	6,000 sf
Krystal Nails	768 sf
Great Clips	750 sf
Available	15,000 sf
Elsmore Sports	3,145 sf
Cycle Society	3,212 sf
Pier 1 Imports	6,500+ sf
Play it Again Sports	3,300 sf
Music Go Round	3,136 sf
Available	1,498 sf
Zounds Hearing Aids	755 sf
Creative Hair Studio	1,000 sf
Frameworthy	750 sf
Papa John's	1,489 sf



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LUNDS & BYERLYS

Great Clips

Pier 1 imports

PLAY IT AGAIN SPORTS

PAPA JOHN'S PIZZA

Perkins RESTAURANT & CAFE

Caribou COFFEE

Caribou COFFEE

3,450 vpd

Minnetonka Mills Rd

11,700 vpd

Hopkins Crossroad

MINNESOTA  
7

26,500 vpd

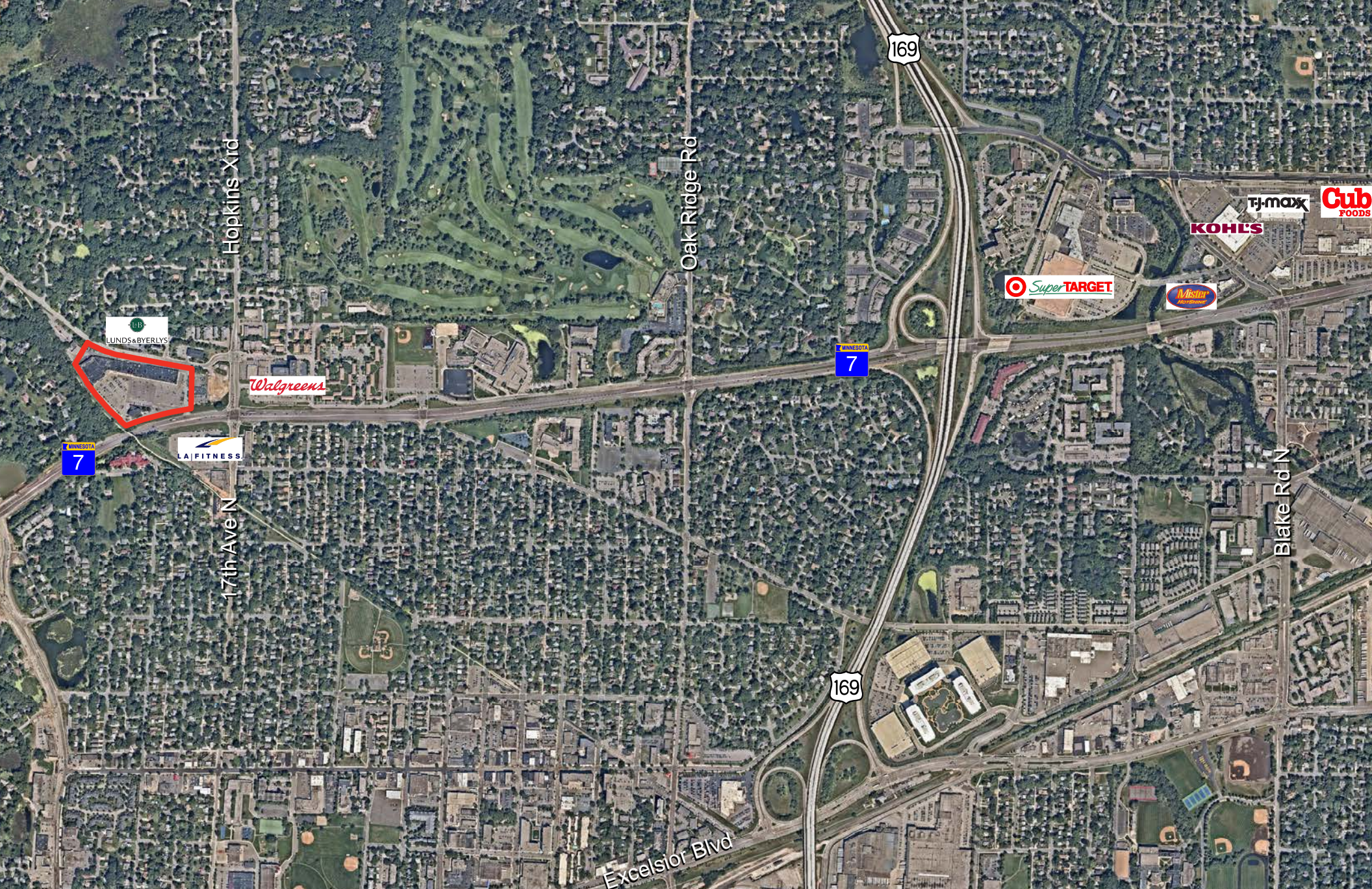
17th Ave N  
vpd



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Hopkins Xrd

Oak Ridge Rd

17th Ave N

Blake Rd N

Excelsior Blvd



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FOR LEASE

## Executive Summary

**Minnetonka - 11304 Hwy 7**  
Minnesota  
Retail Listing



	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,008	68,875	180,325
<b>2015 Population</b>	<b>9,172</b>	<b>70,511</b>	<b>184,929</b>
2020 Population	9,498	73,316	192,724
2010-2015 Annual Rate	0.34%	0.45%	0.48%
2015-2020 Annual Rate	0.70%	0.78%	0.83%
<b>2015 Male Population</b>	<b>47.9%</b>	<b>47.5%</b>	<b>48.1%</b>
<b>2015 Female Population</b>	<b>52.1%</b>	<b>52.5%</b>	<b>51.9%</b>
<b>2015 Median Age</b>	<b>41.7</b>	<b>41.0</b>	<b>41.5</b>

Currently, the U.S. median age is 37.9 years old.

Population by Employment			
2015 Civilian Population Base	4,628	39,236	103,079
2015 % Civilian Labor Force Employed	95.1%	96.2%	96.7%
2015 % Civilian Labor Force Unemployed	4.9%	3.8%	3.3%

Occupational Distribution			
2015 % White Collar Jobs	73.3%	74.3%	77.2%
2015 % Services Jobs	13.3%	13.9%	12.6%
2015 % Blue Collar Jobs	13.4%	11.8%	10.2%

Population by Education			
2015 Education Base - Population 25 +	6,528	51,593	133,030
Less than 9th Grade	2.4%	1.5%	1.3%
9th - 12th Grade, No Diploma	2.5%	2.5%	1.9%
High School Graduate	14.9%	14.1%	11.9%
GED/Alternative Credential	2.7%	1.4%	1.4%
Some College, No Degree	20.0%	20.2%	17.7%
Associate Degree	9.1%	8.4%	7.7%
Bachelor's Degree	33.0%	34.7%	37.0%
Graduate/Professional Degree	15.4%	17.2%	21.2%

Per Capita Income			
2015 Per Capita Income	\$37,002	\$42,088	\$48,050
2020 Per Capita Income	\$42,891	\$48,057	\$54,816
2015-2020 Annual Rate	3.00%	2.69%	2.67%

Currently, the U.S. per capita income is \$28,597. The per capita income is projected to be \$28,005 in five years, for all U.S. households.

Households			
2010 Households	4,057	31,621	79,569
<b>2015 Total Households</b>	<b>4,141</b>	<b>32,542</b>	<b>82,126</b>
2020 Total Households	4,289	33,914	85,210
2010-2015 Annual Rate	0.39%	0.55%	0.60%
2015-2020 Annual Rate	0.70%	0.83%	0.88%
<b>2015 Average Household Size</b>	<b>2.19</b>	<b>2.14</b>	<b>2.23</b>

Median Household Income			
<b>2015 Median Household Income</b>	<b>\$61,974</b>	<b>\$64,568</b>	<b>\$75,263</b>
2020 Median Household Income	\$75,263	\$76,695	\$85,332
2015-2020 Annual Rate	3.96%	3.50%	2.54%

Currently, the median household income is \$53,217 for all U.S. households. Median household income is projected to be \$60,683 in five years, for all U.S. households.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020

December 22, 2015

Prepared By Cushman & Wakefield/NorthMarq [Click Me](#)  
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## Executive Summary

**Minnetonka - 11304 Hwy 7**  
Minnesota  
Retail Listing



	1 mile	3 miles	5 miles
<b>Average Household Income</b>			
2015 Average Household Income	\$84,402	\$90,721	\$107,641
2020 Average Household Income	\$97,730	\$103,406	\$122,526
2015-2020 Annual Rate	2.98%	2.65%	2.62%

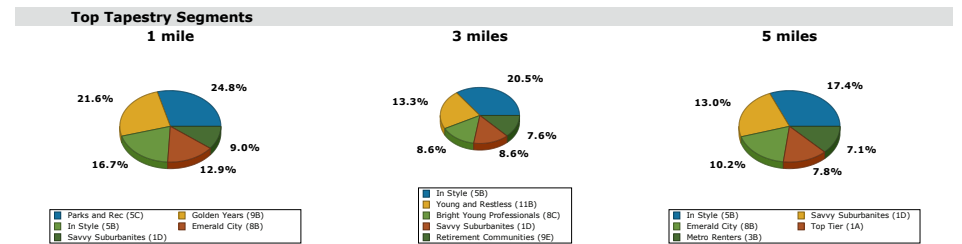
Currently, the average household income is \$74,699 for all U.S. households. Average household income is projected to be \$84,910 in five years, for all U.S. households

Households by Income			
<b>2015 Household Income Base</b>	<b>4,141</b>	<b>32,542</b>	<b>82,126</b>
<\$15,000	474	2,449	5,055
\$15,000-\$24,999	306	2,386	4,987
\$25,000-\$34,999	374	2,989	6,456
\$35,000-\$49,999	520	4,532	9,886
\$50,000-\$74,999	695	5,846	14,509
\$75,000-\$99,999	617	4,827	11,841
\$100,000-\$149,999	632	4,732	12,293
\$150,000-\$199,999	251	2,124	6,928
\$200,000+	272	2,658	10,170

Housing			
2010 Total Housing Units	4,315	33,927	84,784
<b>2015 Total Housing Units</b>	<b>4,420</b>	<b>34,922</b>	<b>87,446</b>
2020 Total Housing Units	4,576	36,429	91,391
2010 Owner Occupied Housing Units	59.9%	55.8%	63.4%
2010 Renter Occupied Housing Units	34.2%	37.4%	30.4%
2010 Vacant Housing Units	6.0%	6.8%	6.2%
<b>2015 Owner Occupied Housing Units</b>	<b>59.6%</b>	<b>55.7%</b>	<b>63.2%</b>
<b>2015 Renter Occupied Housing Units</b>	<b>34.1%</b>	<b>37.4%</b>	<b>30.7%</b>
<b>2015 Vacant Housing Units</b>	<b>6.3%</b>	<b>6.8%</b>	<b>6.1%</b>
2020 Owner Occupied Housing Units	59.7%	55.9%	63.2%
2020 Renter Occupied Housing Units	34.0%	37.1%	30.7%
2020 Vacant Housing Units	6.3%	6.9%	6.1%

Currently, in the U.S., 55.7% of the housing units are owner occupied; 32.8% are renter occupied; and 11.6% are vacant.

Daytime Population			
2015 Total Employees	5,517	72,189	243,423
2015 Total Businesses	528	3,854	11,541
2015 Total Residential Population	9,172	70,511	184,929
2015 Employee/Residential Population Ratio	0.6:1	1.02:1	1.32:1



More information about tapestry descriptions can be found [here](#)

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020

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