



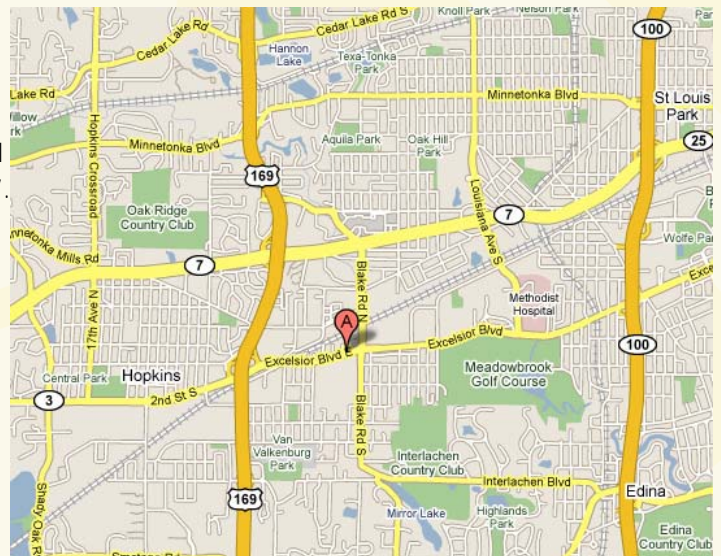
SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

**Hopkins Commerce Center
8564 Excelsior Boulevard
Hopkins, MN 55343**



- Total Square Footage:** 2,195 SF
Base Rental Rate: \$5.25 PSF Retail/Office/Flex
Tax and Common Area Maintenance (CAM): \$3.25 PSF
- Newer finishes in space.
 - Very economical in-line retail/office/flex space located in the busy trade area of Blake, Excelsior, and Highway 7.
 - Excellent visibility to the newly improved Excelsior Blvd, offering great two way street exit/entrance accessibility.
 - Building signage and street pylon signage available.
 - 17,600 daily vehicle traffic count on Excelsior Boulevard and 12,200 on Blake Road (2007, MNDOT).
 - Demographics: 11,199 – 1 mile radius, 92,366 – 3 mile radius, 222,080 – 5 mile radius (2000 Census).
 - Est. Avg. Household Income: \$60,341 – 1 mile radius, \$74,851 – 3 mile radius, \$82,232 – 5 mile radius (2000 Census).



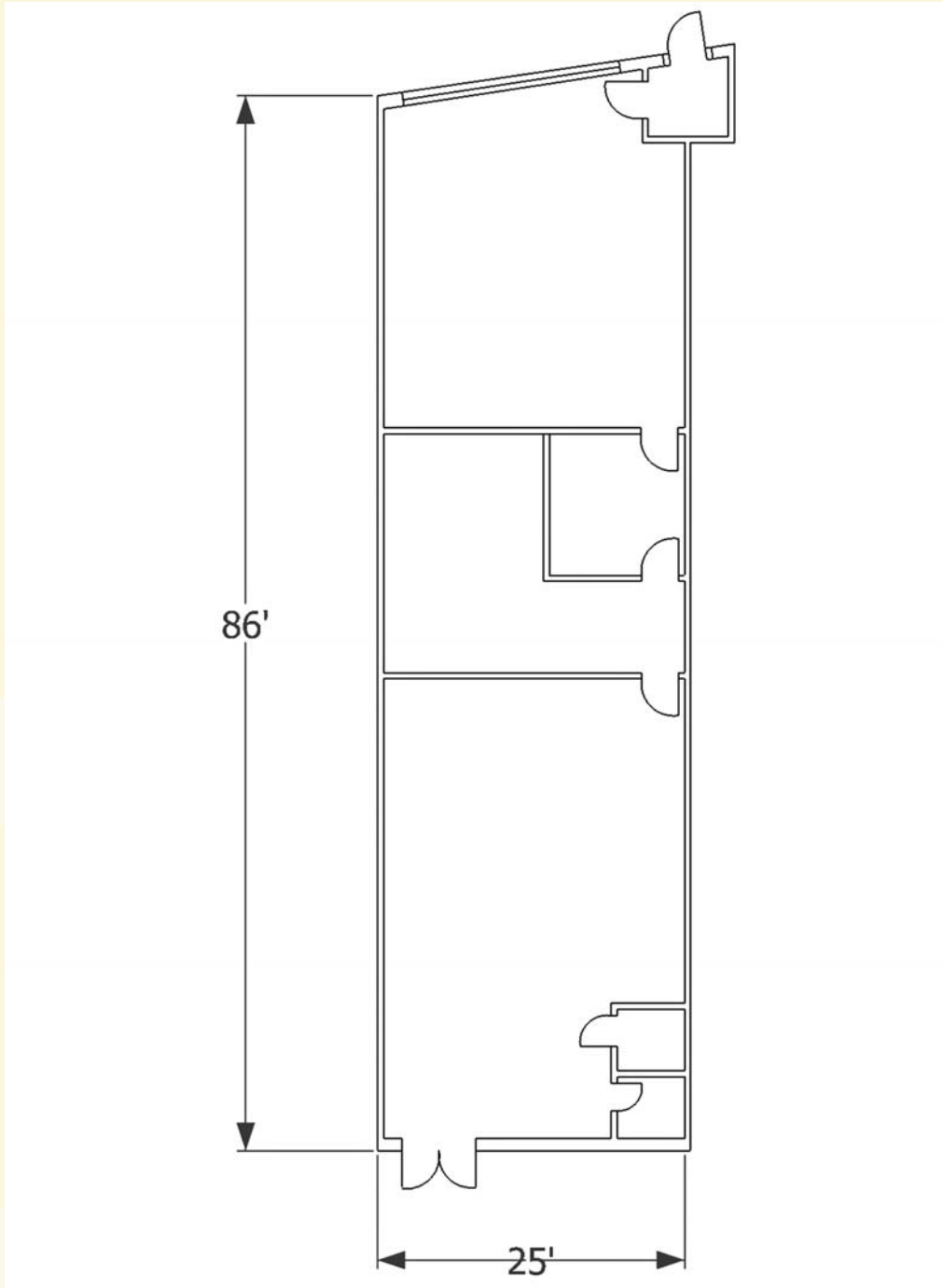
**For more information call:
Peter Kordonowy, CCIM
952.556.5151**

**or visit our website at:
www.summerhillcommercial.com**



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