



VALVOLINE HOPKINS

HOPKINS, MN

Suntide Commercial
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Project Highlights:

Here is a perfect opportunity to strategically locate your business within the Hopkins community; see the desirable demographics for the area on the reverse of this brochure.

Purchase this 1,290 sf Retail-Service property and enjoy a multitude of great amenities including:

- Landscaping irrigation system
- Power overhead door operators
- Seven course basement/storage area—1,290 sf!
- 2 Drive-in doors
- 12' Clear Heights
- 200 Amp electrical service
- A/C in enclosed waiting area
- Plenty of off-street parking



CONTACT

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Location	1821 Mainstreet, Hopkins, MN 55343 (Hennepin County)		
Building SF	1,290 sf (+1,290 sf basement) on 0.35 acres		
Useage Type	Retail/Service		
Zoning	B-3, General Business		
Year Built	1998		
Offering Price	\$250,000		
2010 Taxes/Spec.	\$9,319 (estimated)		
Drive In Doors	2 Drive-in doors		
Parking	15 stalls off street		
Add'l Notes	A/C in enclosed waiting room, dual power overhead doors, lots of storage		
Traffic Counts <i>(2008 MNDOT)</i>	Along Mainstreet: 5,900 vpd Shady Oak Rd: 11,300 vpd		
Demographics <i>(2009)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,954	68,016	182,672
Households	4,199	31,091	81,033
Avg. HH Income	\$78,870	\$100,640	\$110,383
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