

FOR LEASE



Mainstreet, Hopkins, MN

1017 Mainstreet
Hopkins, MN 55343



Mechelle Holland

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Property Summary

1017 Mainstreet, Hopkins, MN 55343

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PROPERTY DESCRIPTION

Rare opportunity to lease a highly visible 1,860 SF storefront on Mainstreet in Downtown Hopkins. Formerly a chiropractic office, the space features a reception area, three private offices, private unisex restroom, storage area, and a dedicated private corridor. Enjoy excellent pedestrian traffic, strong visibility, on-street parking, and additional rear parking. Ideal for professional, medical, wellness, counseling, boutique office, or specialty retail users. Small storefront opportunities like this are rarely available in Downtown Hopkins.

OFFERING SUMMARY

Lease Rate:	\$15/SF
Lease Type:	NNN
Taxes	\$4.38 SF
CAM	\$4.04 SF
Available SF:	1,860 SF
Property Type:	Retail/Office

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 1,860 SF Mainstreet storefront
- Prime Downtown Hopkins location
- Three private offices
- Reception and waiting area
- Private unisex restroom
- Dedicated private corridor
- Storage area
- Excellent pedestrian traffic and visibility
- On-street parking plus small rear parking lot
- Small Kitchenette
- Ideal for retail, professional, medical, wellness, or office users



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Floor Plans

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Total GLA: 1742 sq. ft | Total: 1860 sq. ft
1st floor: 1742 sq. ft (Excluded areas 118 sq. ft)

Measurements Deemed Highly Reliable But Not Guaranteed

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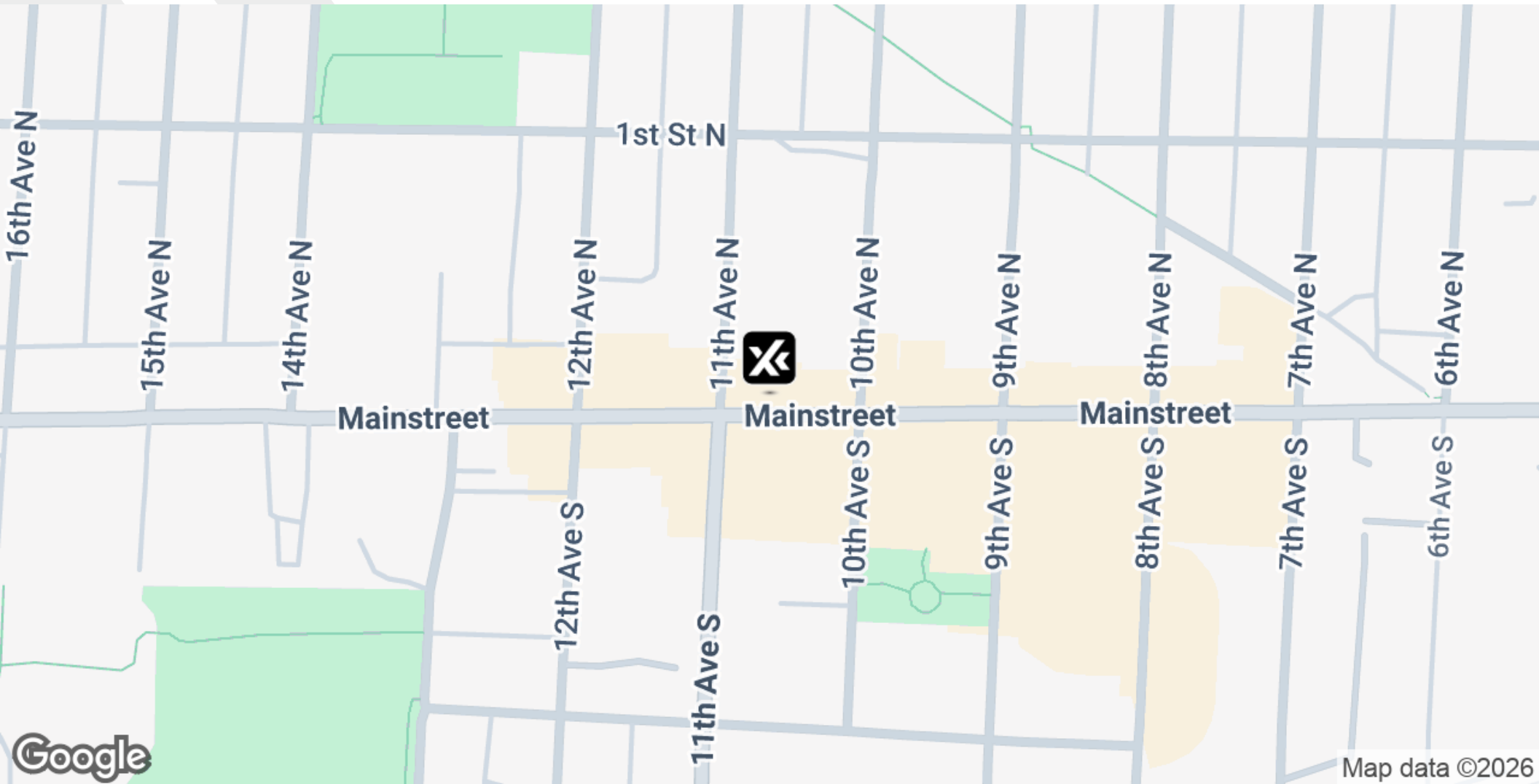
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Location Map

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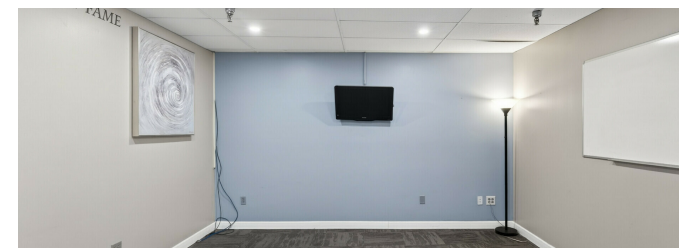
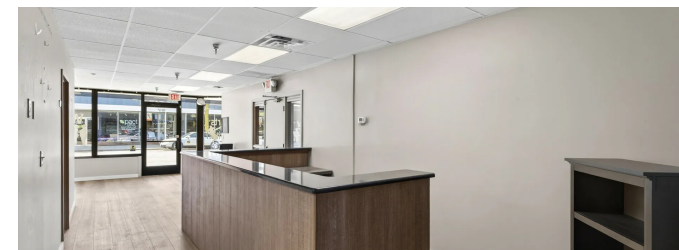
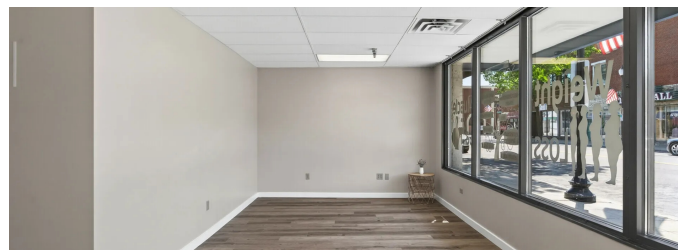
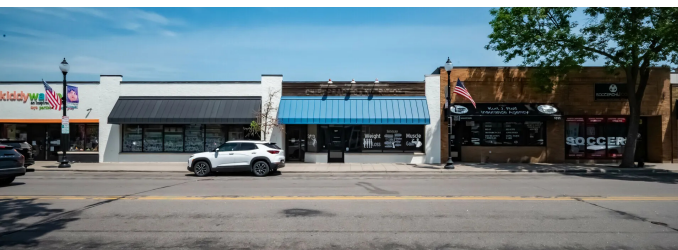
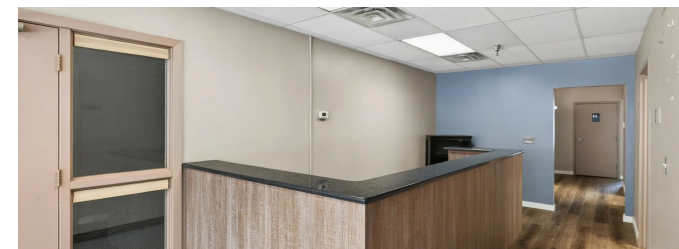
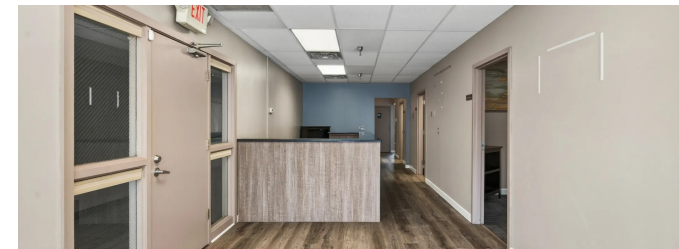


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Additional Photos

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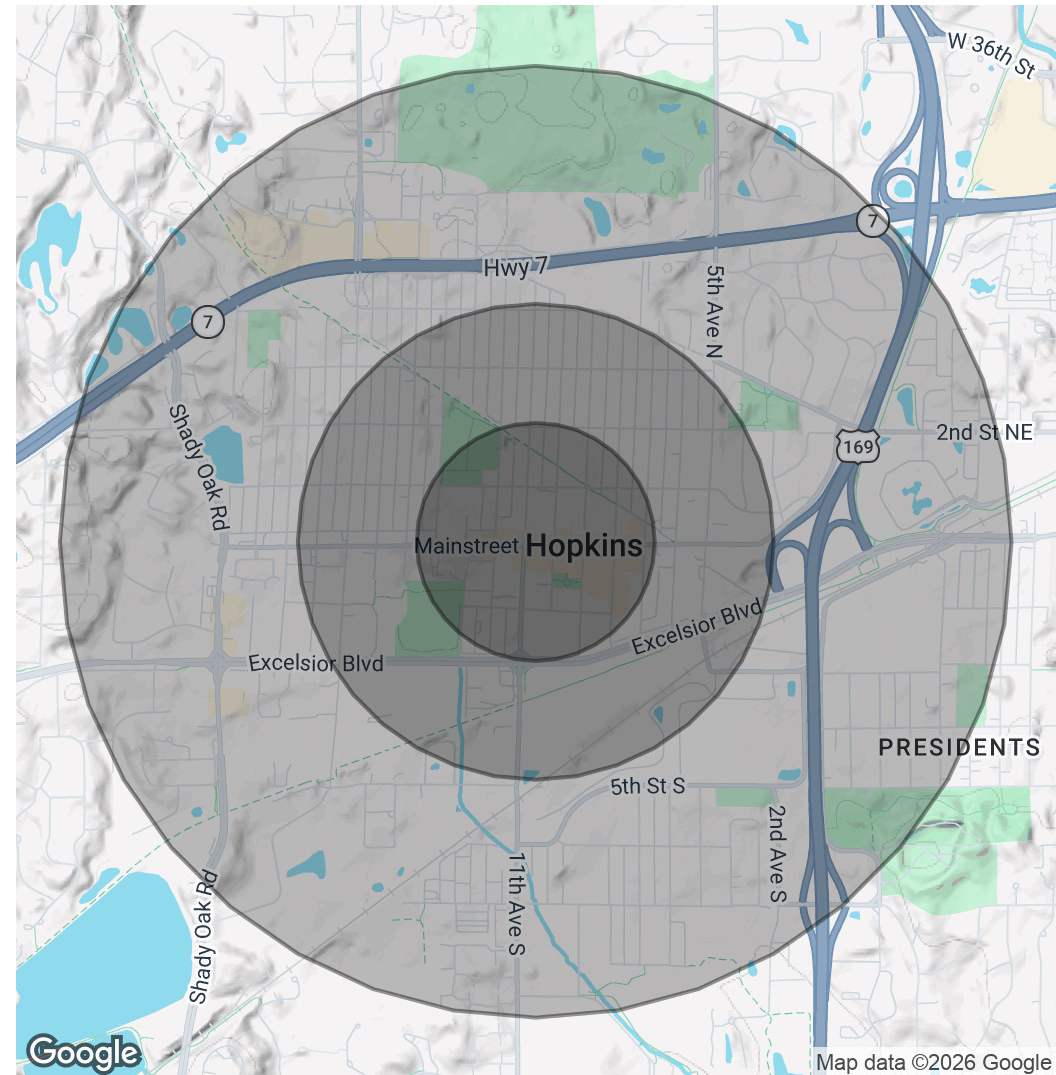
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,077	4,073	12,349
Average Age	37.8	41.5	44.0
Average Age (Male)	39.0	40.6	41.1
Average Age (Female)	39.1	42.8	45.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	573	2,173	6,276
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$79,791	\$91,301	\$102,473
Average House Value	\$330,140	\$351,751	\$405,465

2023 American Community Survey (ACS)



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