



# GOLDEN VALLEY TOWN SQUARE

669 Winnetka Avenue North, Golden Valley, MN 55427

## Retail Space for Lease

### Property Description

Golden Valley Town Square is conveniently located off Highway 55 and Winnetka Avenue in the heart of Golden Valley and is surrounded by professional offices, residential apartments, and single-family homes. This attractive center is minutes away from Downtown Minneapolis.

### Co-Tenants

Block Advisors, Davanni's, Bergstrom Studio, Mainstream Boutique, Golden Valley Animal Hospital, Triple D Espresso, WA Campion & Co, Pups & Stuff, Custom Trim Barbers, New Asian Ju Yuan, Fix My Busted Computer, and Hidden Nails

### Demographics & Traffic Counts

**Average Household Population:** 1 mile - 2,802,  
3 miles - 38,711, and 5 miles - 130,441

**Average Household Income:** 1 mile - \$87,528,  
3 miles - \$84,516, and 5 miles - \$77,048

**Traffic Counts:** Hwy 55 - 32,499 vpd, Winnetka Avenue N - 9,235 vpd, and Golden Valley Rd - 3,897 vpd

### Main Level Space Available

**Location:** Suite 685

**Size:** 1,492-4,055 SF

**CAM/Tax:** \$15.46

**Lease Rates:** Negotiable

### Highlights and Features

- Prominent corner with great visibility
- Easy access to Hwy 55, Hwy 169 and I-394
- On the bus line
- Outdoor patio/indoor common area seating
- Elevator
- Building signage
- Ample parking
- Area tenants: McDonald's, UPS Store, Chipotle, O'Reilly Auto Parts, Mathnasium, Doolittle's, Patina, Kuipers Ace Hardware, Love Pizza, New Bohemia, Pancheros Mexican Grill, D'Amico & Sons, and Golden Valley Country Club



**Mary Lindell**

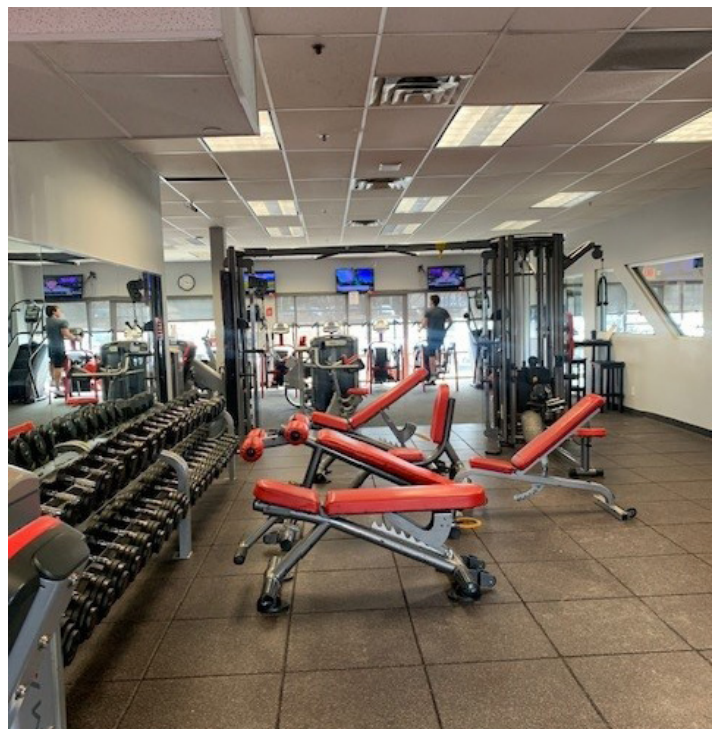
**Senior Associate/Retail Specialist**

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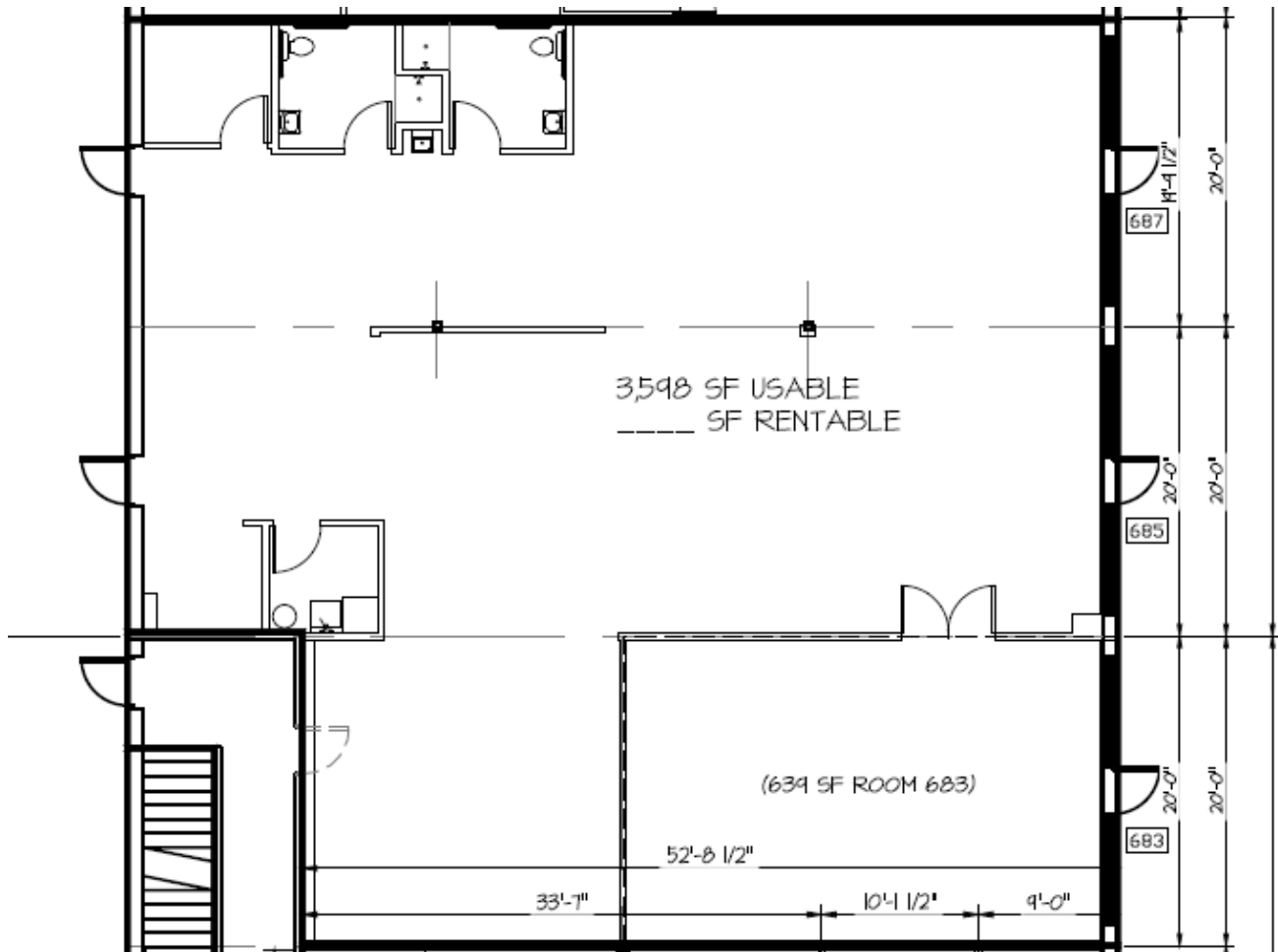
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Suite 685 Photos



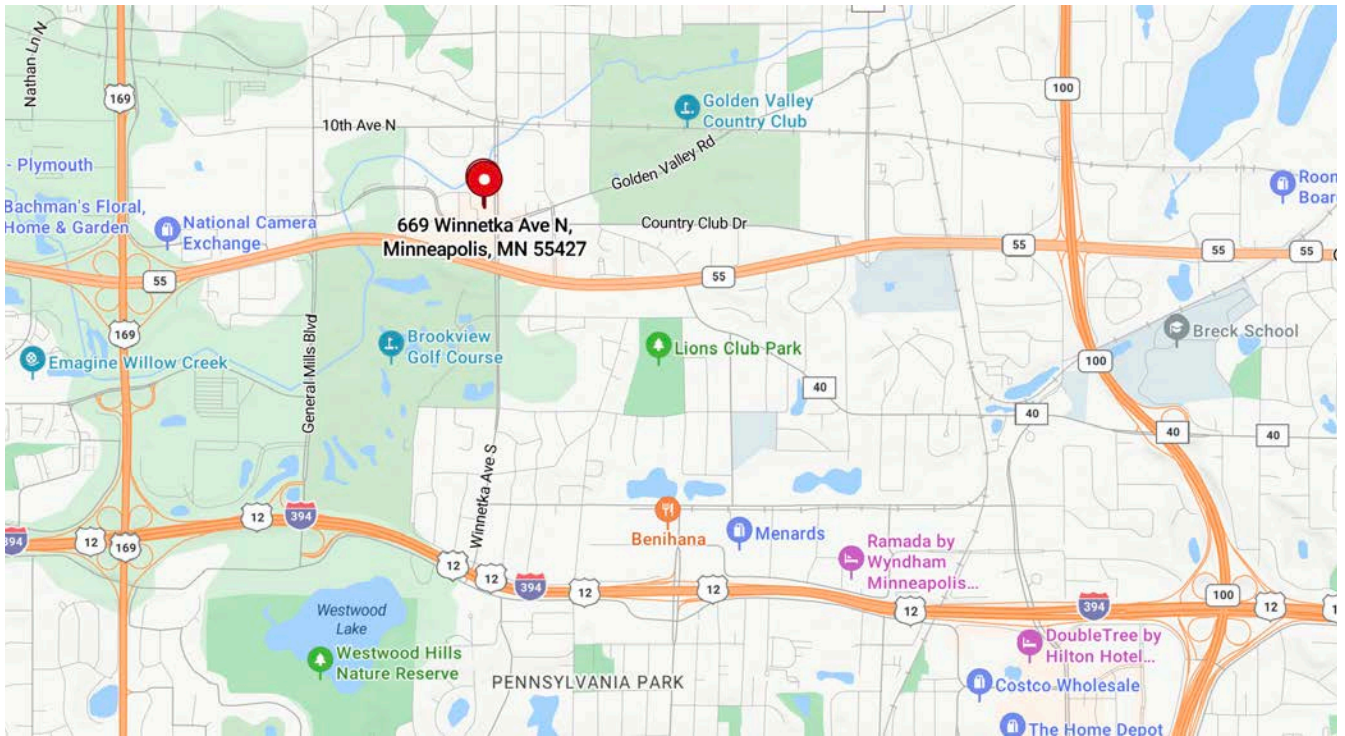
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Suite 685 Floorplan



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Map



Aerial



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