



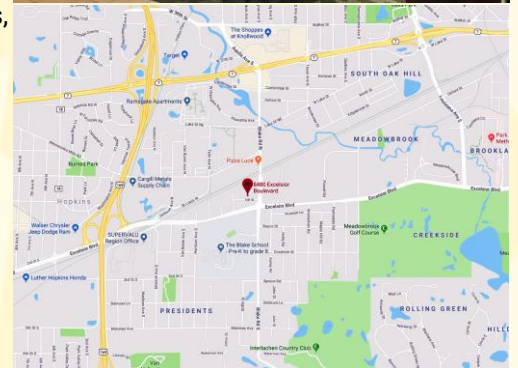
SUMMERHILL
Commercial Real Estate, LLC

FORMER RESTAURANT SPACE FOR LEASE

8480 Excelsior Boulevard
Hopkins, MN 55343



- Total Square Footage:** 4,000 SF
Modified Gross Rental Rate: \$15.90 PSF
- Long time, successful, Chinese restaurant location. Great parking.
 - Owners are in the process of moving out of state.
 - Great opportunity to open a restaurant w/ turnkey furniture, fixtures, & equipment in place in a busy trade area! Large, ready to go, kitchen area.
 - Alternatively, the space can easily be converted to a different use.
 - Great location on the hard corner of Blake Rd & Excelsior Blvd.
 - Current layout is open w/ approximately 142 seats w/ a combination of tables, booths, front counter, & buffet area.
 - Great south facing glass line with an open layout
 - 19,100 daily vehicle traffic count on Excelsior Boulevard and 12,200 on Blake Road (2018, MNDOT).
 - Demographics: 12,318 – 1 mile radius, 102,523 – 3 mile radius, 240,927 – 5 mile radius (2018 ESRI).
 - Est. Avg. HH Income: \$81,103 – 1 mile radius, \$110,554 – 3 mile radius, \$121,915 – 5 mile radius (2018 ESRI).



For more information, call or e-mail:

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or visit our website at:

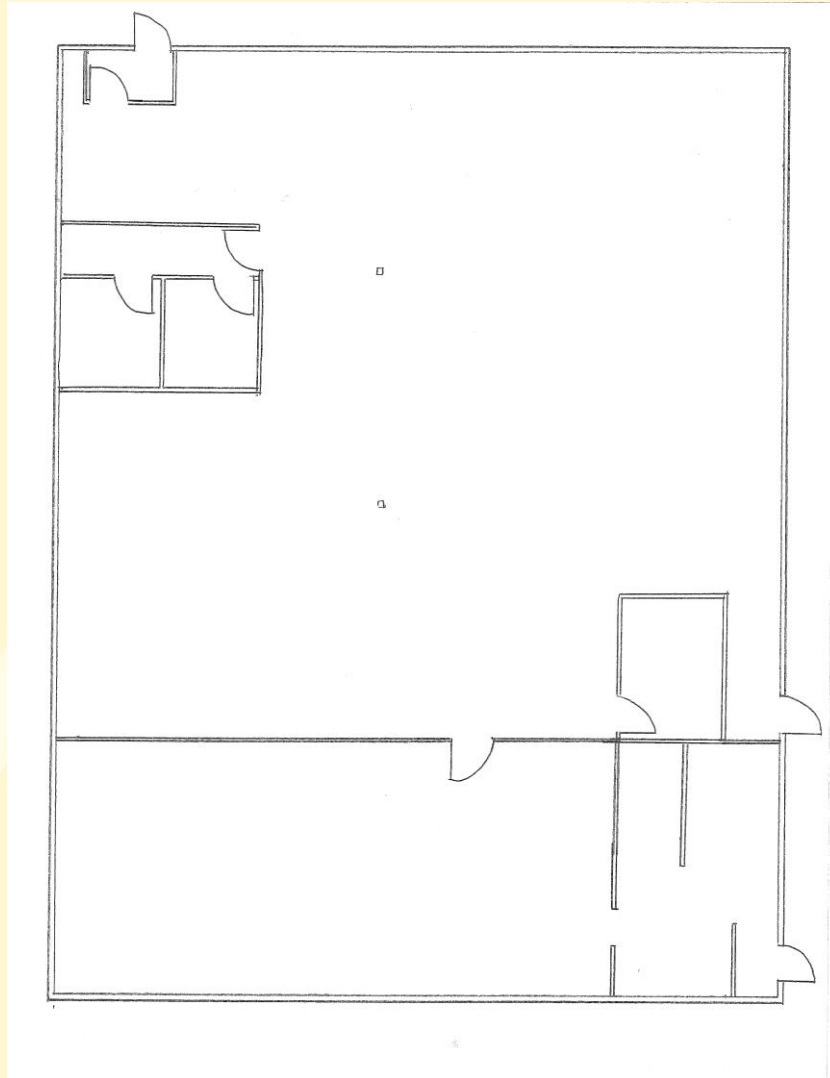
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