

# CEDAR HILLS II

## FOR LEASE

10976-11032 Cedar Lake Rd | Minnetonka, MN | 55305



1,200 SF Space Available

**Nancy Murdakes Brown**

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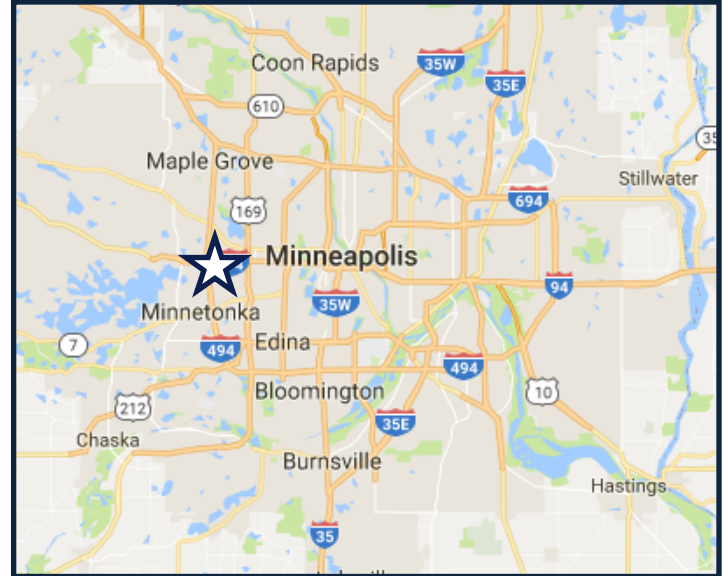
Fax: 612.376.4489

**PROPERTY INFORMATION**

|                           |                           |
|---------------------------|---------------------------|
| <b>ADDRESS</b>            | 10976-11032 Cedar Lake Rd |
| <b>CITY, STATE</b>        | Minnetonka, MN            |
| <b>BUILDING SIZE</b>      | 20,080 Approx. SF         |
| <b>LOT SIZE</b>           | 2.46 Acres                |
| <b>SPACE 1</b>            | 1,200 SF                  |
| <b>LEASE RATE</b>         | \$17.00 Net PSF           |
| <b>2018 CAM &amp; TAX</b> | \$10.25 PSF               |
| <b>PARKING</b>            | 174 Spaces                |
| <b>ZONING</b>             | B2 Limited Business       |
| <b>YEAR BUILT</b>         | 1988                      |

**DEMOGRAPHICS**

|                           | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
|---------------------------|---------------|---------------|---------------|
| <b>POPULATION</b>         | 8,478         | 77,701        | 199,248       |
| <b>DAYTIME POPULATION</b> | 2,263         | 98,137        | 244,121       |
| <b>MEDIAN HH INCOME</b>   | \$65,689      | \$68,584      | \$78,389      |
| <b>AVERAGE HH INCOME</b>  | \$93,705      | \$68,584      | \$78,389      |
| <b>MEDIAN AGE</b>         | 43.4          | 39.7          | 41.9          |



**CURRENT TENANTS**

- Awaken Pilates (Newly Added)
- Body & Brain Yoga (Newly Added)
- Lone Spur Grill and Bar
- Lodestone Coffee & Games
- Glenn Lake Chiropractic
- Edward Jones

**TRAFFIC COUNTS**

|                        |            |
|------------------------|------------|
| <b>CEDAR LAKE RD S</b> | 11,200 VPD |
| <b>HWY 169</b>         | 94,000 VPD |

**COMMENTS**

Cedar Hills Center is an excellent neighborhood Shopping Center that receives a high volume of traffic each day. Located near highly traveled and controlled intersection of Hopkins Crossroads and Cedar Lake Road. It is moments from three major highways, namely Hwy 394, Hwy 7 and Hwy 169. Cedar Hills Shopping Center has attracted many well-known tenant's. Anchored by Lone Spur Bar & Grill has continued to generate significant traffic at the center. Recent new ownership has created new upgrades to the center offering improved facilities management.





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