

# FOR LEASE

## CEDAR HILLS SHOPPING CENTER

11040 Cedar Lake Road | Minnetonka, MN | 55305



Retail End Cap and Inline Space For Lease In Minnetonka

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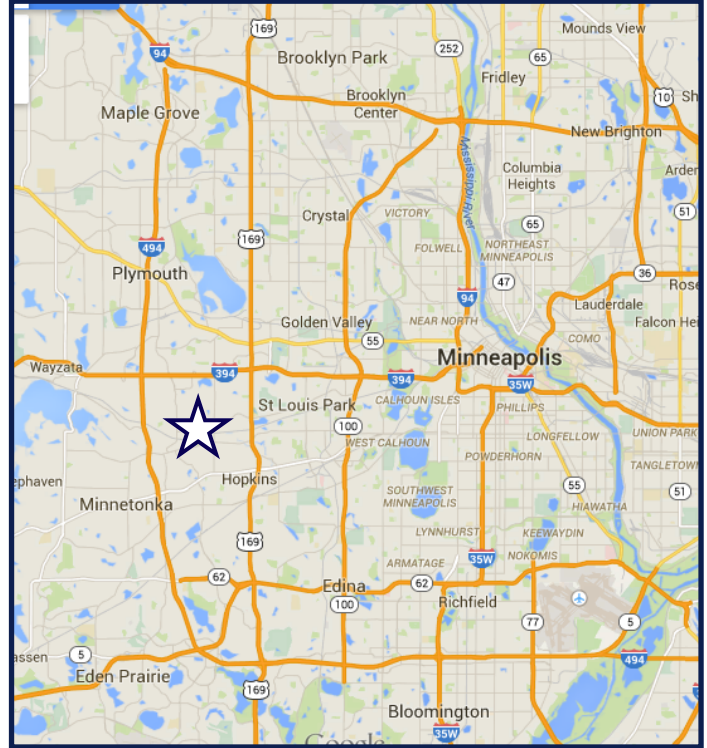
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

### PROPERTY INFORMATION

<b>ADDRESS</b>	11040 Cedar Lake Road
<b>CITY, STATE</b>	Minnetonka, MN
<b>BUILDING SIZE</b>	12,113 SF
<b>YEAR BUILT</b>	1985—Renovated 2005
<b>SPACE 1</b>	1,495 SF End Cap
<b>SPACE 2</b>	1,547 SF Inline
	<b>Can Be Contiguous To 3,042 SF</b>
<b>ASKING RENT</b>	\$22.00 PSF Net
<b>CAM 2019 EST.</b>	\$6.83 PSF
<b>RE TAXES 2019 EST.</b>	\$4.90 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$11.73 PSF
<b>PARKING</b>	Approx. 60 stalls
<b>MARKET</b>	Southwest



### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	9,240	79,018	202,220
<b>DAY POPULATION</b>	2,119	92,174	223,741
<b>AVERAGE HH INCOME</b>	\$104,494	\$105,473	\$123,026
<b>MEDIAN HH INCOME</b>	\$68,015	\$75,839	\$84,367
<b>MEDIAN AGE</b>	44.1	40.1	42.1

### COMMENTS

- Cedar Hills Shopping Center has been servicing the neighborhood of Hopkins, Minnetonka, and portions of St. Louis Park for years
- Significant daytime population within 3 miles of over 90,000 people to draw from
- **Conveniently located at Cedar Lake Rd and Hopkins Crossroads. Less than 1 mile from Highway 394, Highway 7, and Highway 169**
- Cedar Hills Shopping Center has been an excellent convenience center for the nearby community and for those commuters using Cedar Lake Rd in lieu of Interstate 394

### TENANTS

Work of Art Fitness  
Cedar Nails  
Strong Liquor  
Pattaya Thai Restaurant

### TRAFFIC COUNTS

<b>CEDAR LAKE ROAD</b>	10,300 VPD
<b>HOPKINS CROSSROAD</b>	18,900 VPD

### COMMENTS

- Excellent access from Cedar Lake Rd and Hopkins Crossroads, Holiday Gas Station, BP Station
- End cap position
- **Nearby Retailers: Aldi's Grocery, Holiday & BP Service Station**





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