

# WESTWOOD SHOPPING CENTER WEST FOR LEASE

2326 Louisiana Avenue | St. Louis Park, MN | 55426



Retail Space Available For Lease In St. Louis Park

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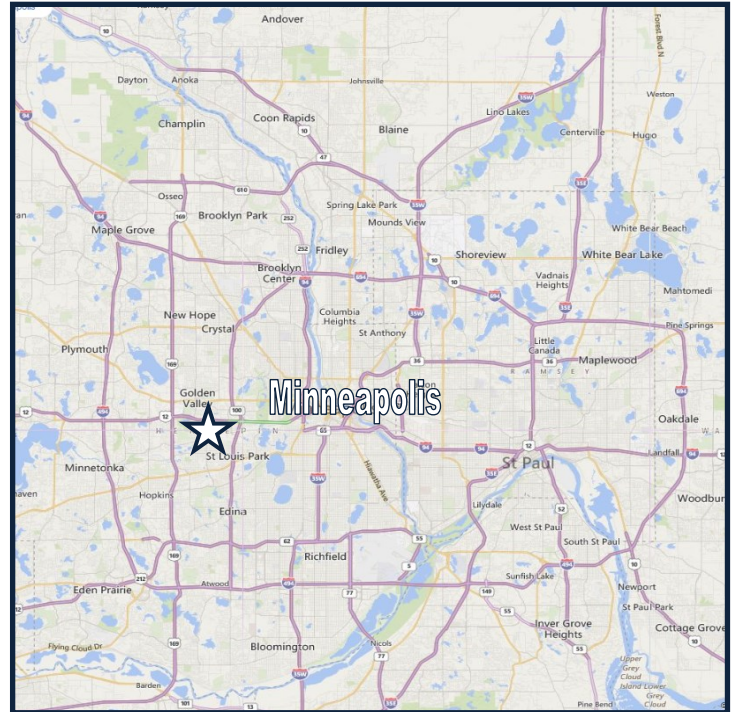
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	2326 Louisiana Avenue
<b>CITY, STATE</b>	St. Louis Park, MN
<b>BUILDING SIZE</b>	24,000 SF
<b>YEAR BUILT</b>	1967
<b>LOT SIZE</b>	2 Acres
<b>SPACE AVAILABLE</b>	1,470 SF
<b>ASKING RENT</b>	\$18.50 PSF Net
<b>CAM 2019 EST.</b>	\$3.48 PSF
<b>RE TAXES 2019 EST.</b>	\$3.13 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$6.61 PSF
<b>PARKING</b>	176 Spaces



**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	14,595	89,354	306,619
<b>MEDIAN HH INCOME</b>	\$59,562	\$65,644	\$57,542
<b>AVERAGE HH INCOME</b>	\$72,073	\$89,698	\$84,205
<b>MEDIAN AGE</b>	36.0	38.5	36.4

**TRAFFIC COUNTS**

<b>CEDAR LAKE RD S</b>	12,444 VPD
<b>LOUISIANA AVE S</b>	12,648 VPD

**AREA RETAILERS**

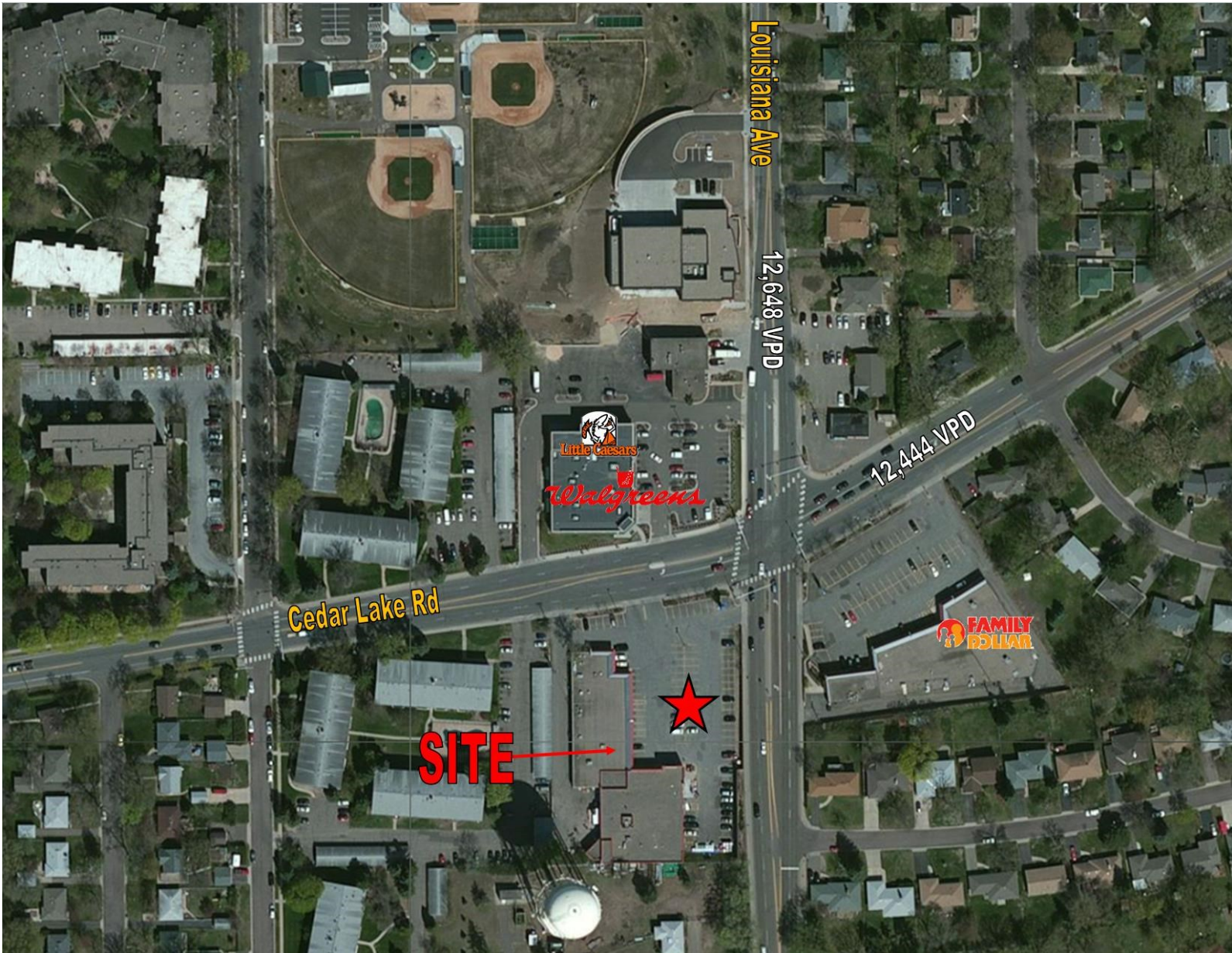
- Walgreens
- Family Dollar
- Ariana Kabob & Gyro
- Little Caesars Pizza

**TENANTS**

- Jerry's Hardware
- West Wood Liquor Store
- Sichuan Restaurant
- Mystic Massage

**COMMENTS**

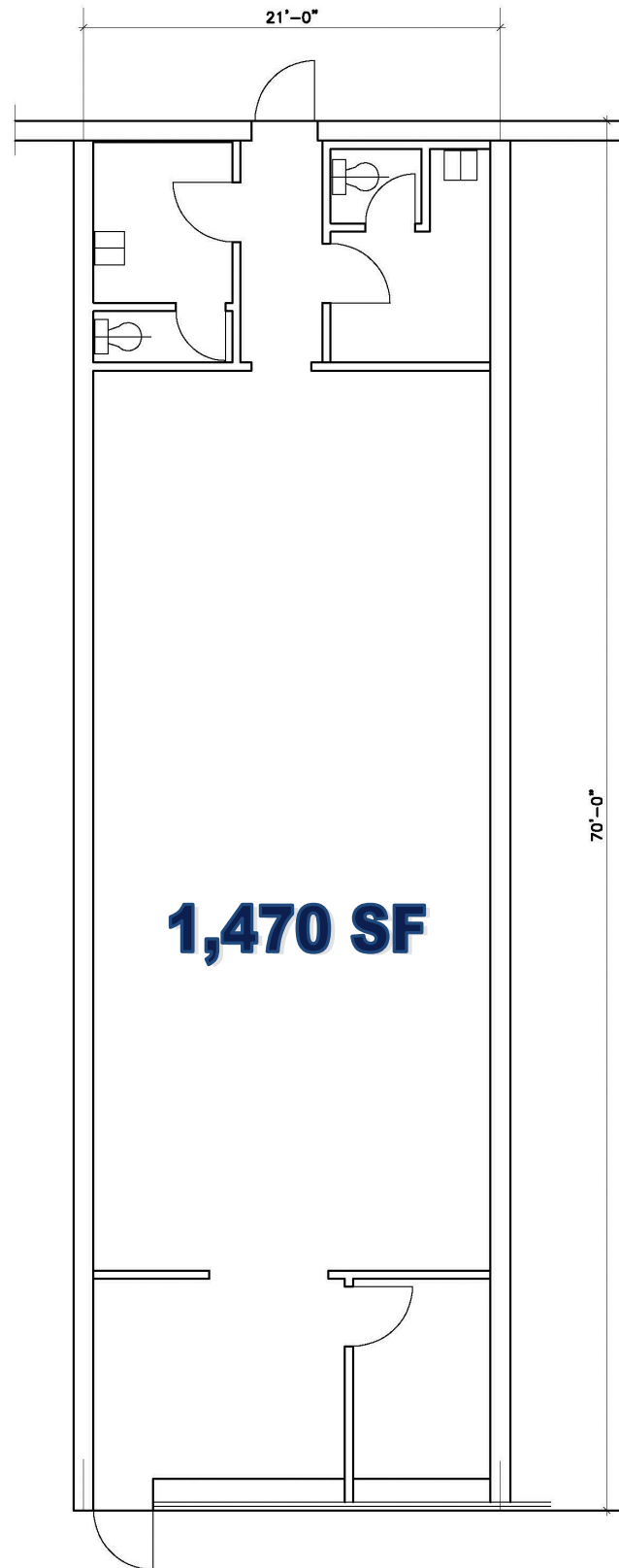
- Westwood Shopping Center West has been serving the markets of St. Louis Park, and parts of Golden Valley for decades.
- Westwood Center West features quick access from both Louisiana Avenue and Cedar Lake Road, and is easily accessible to both Highway 394 and Highway 100.
- Within 3 miles of the center boasts a significant amount of Class A and B office complexes which generates daytime traffic to the center.
- Sister center Westwood East located across Louisiana.



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