

Cedar Hills Shopping Center

Minnetonka | MN

For Lease



UPLAND
REAL ESTATE GROUP, INC.

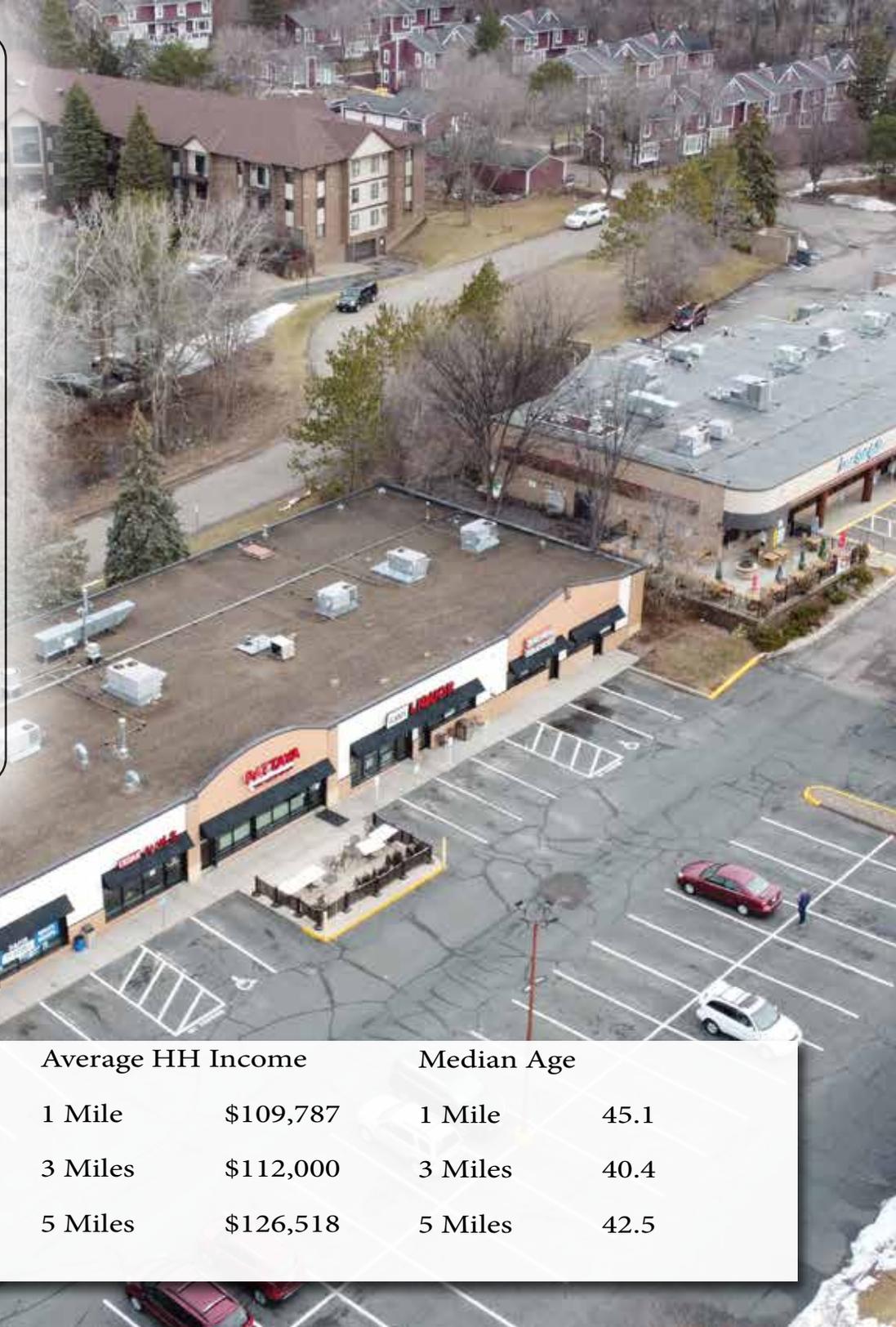
Chad Sturm
612.436.1122
chad@upland.com

UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address 11040 Cedar Lake Rd
 City, State Minnetonka, MN 55305
 Building Size 12,113 SF
 Year Built 1985 - Renovated in 2005
 Suite 11040 1,495 SF (23' x 65'-4")
 Asking Rent \$22.00 PSF Net
 CAM & Tax 2025 Est. \$13.13 PSF
 Parking Approximately 60 Surface Stalls
 Market Southwest Market

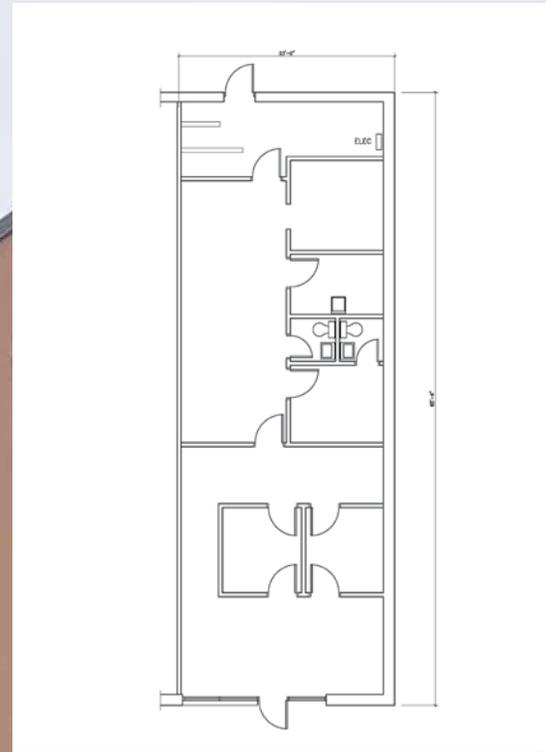


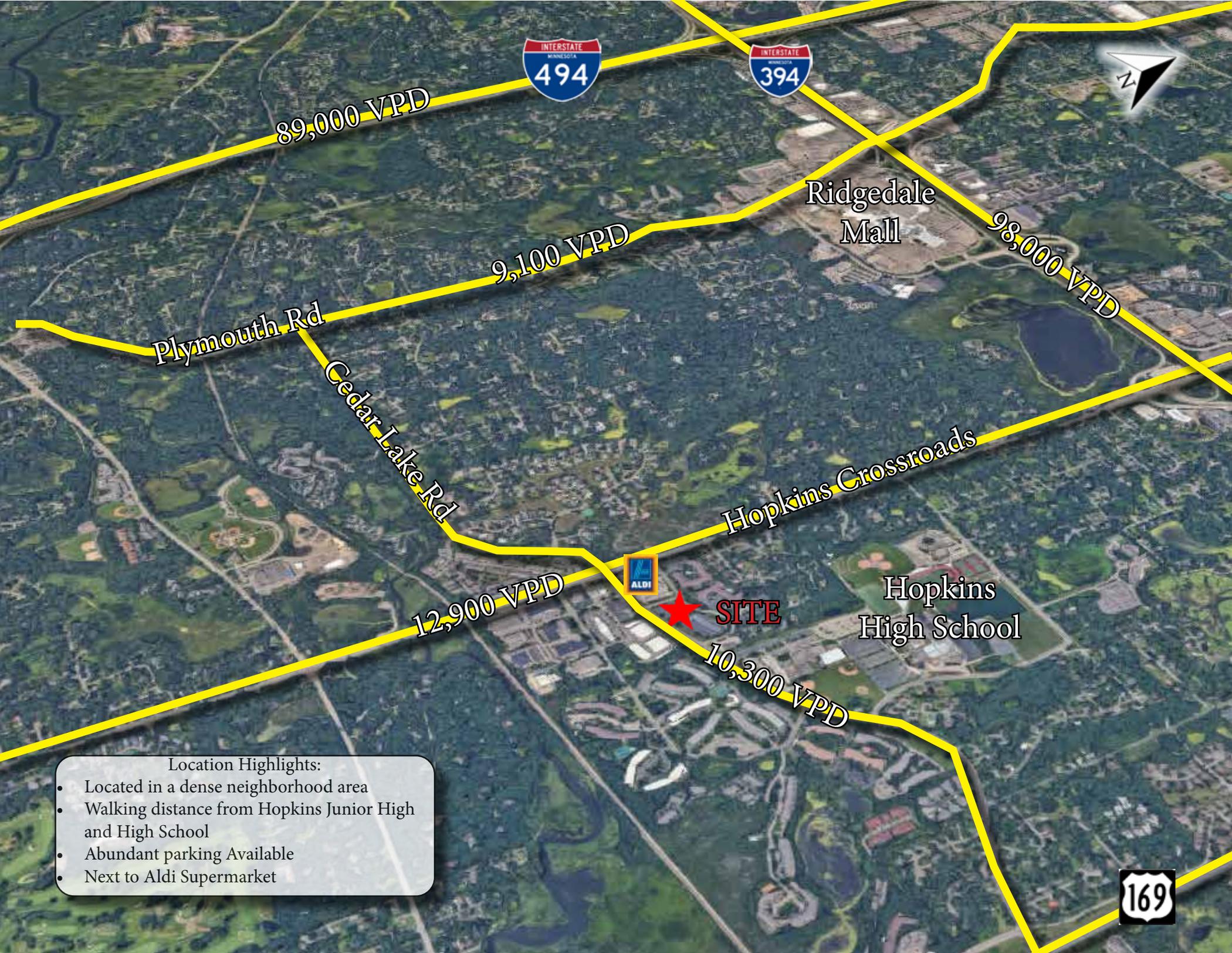
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	9,205	1 Mile	\$76,676	1 Mile	\$109,787	1 Mile	45.1
3 Miles	78,637	3 Miles	\$82,051	3 Miles	\$112,000	3 Miles	40.4
5 Miles	201,785	5 Miles	\$89,116	5 Miles	\$126,518	5 Miles	42.5

Front Facade of
Suite 11040



Suite 11040





89,000 VPD

9,100 VPD

98,000 VPD

Plymouth Rd

Cedar Lake Rd

Ridgedale Mall

Hopkins Crossroads

12,900 VPD



★ SITE

Hopkins High School

10,300 VPD

- Location Highlights:
- Located in a dense neighborhood area
 - Walking distance from Hopkins Junior High and High School
 - Abundant parking Available
 - Next to Aldi Supermarket



Traffic Counts

Diffley Rd 13,300 VPD

Lexington Ave 10,900 VPD

Cliff Rd 15,300 VPD



SITE

STRONG
Pattaya Thai

LODESTONE COFFEE AND GAMES
State Farm

Hopkins High School

Hopkins North Junior High

PENN

10,300 VPD

ALDI
ANYTIME FITNESS

Cedar Lake Rd

NORTH STAR MINI STORAGE

Holiday

CRUIZ ROADS DELICATESSEN

Wings

MASK SPA
day spa

Public Storage

Big Willow Park

Minnetonka Blvd

Hopkins Crossroad

16,700 VPD

169

104,000

Nearby Tenants:

- » Cub Foods
- » Walgreens
- » McDonald's
- » Dunn Bros Coffee
- » New Horizon Academy
- » Little Ceasers
- » Teresa's Mexican
- » Rita's Italian Ice & Frozen Custard
- » Holiday Gas Station
- » Lexington Pet Clinic
- » Step-Up Nutrition



UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612-436-1122

chad@upland.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT OR BUYER MUST VERIFY ANY INACCURACIES