

Cedar Hills Shopping Center

Minnetonka | MN

For Lease



UPLAND
REAL ESTATE GROUP, INC.

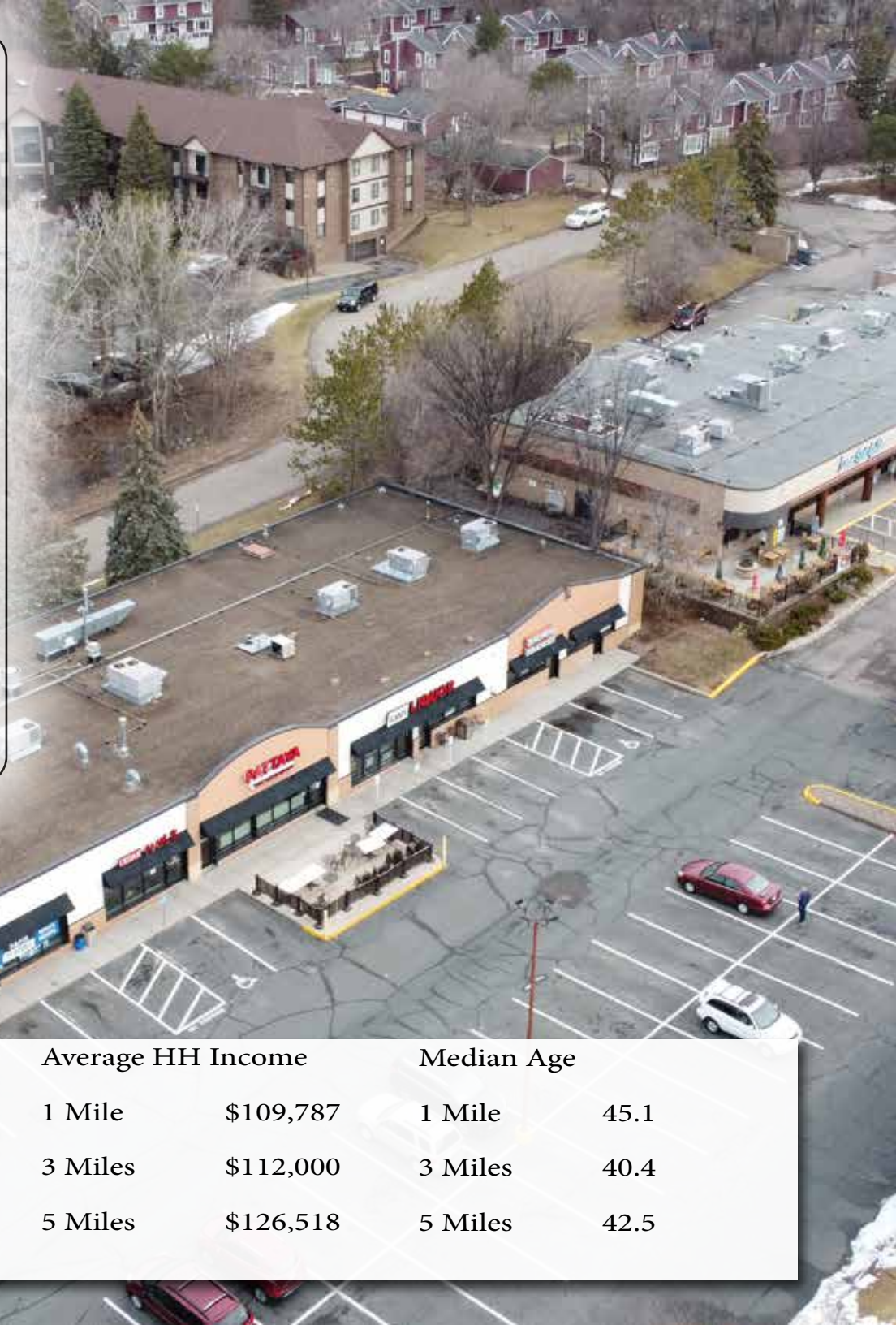
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THE OPPORTUNITY

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 2026 Est. \$13.72 PSF
 Parking Approximately 60 Surface Stalls
 Market Southwest Market

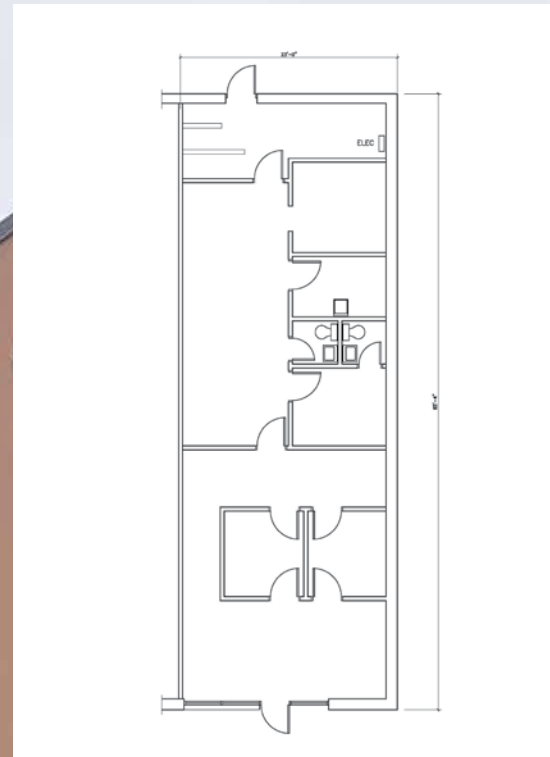


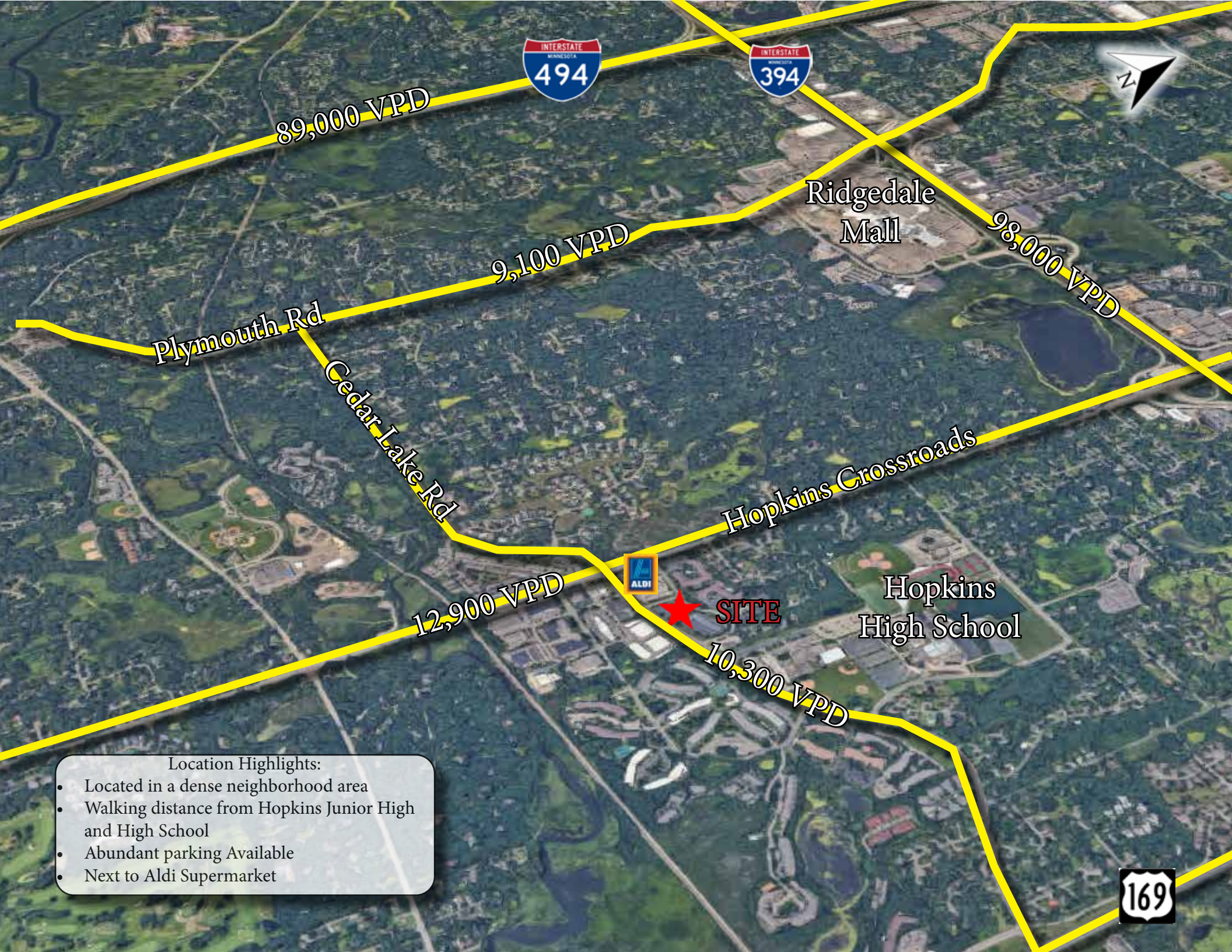
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	9,205	1 Mile	\$76,676	1 Mile	\$109,787	1 Mile	45.1
3 Miles	78,637	3 Miles	\$82,051	3 Miles	\$112,000	3 Miles	40.4
5 Miles	201,785	5 Miles	\$89,116	5 Miles	\$126,518	5 Miles	42.5

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



- 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



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