

Westwood East

St. Louis Park | MN
For Lease

UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	7105 Cedar Lake Rd S
City, State	St. Louis Park, MN
Building Size	21,190 SF
Year Built	1962
Lot Size	1.58 Acres
Space Available	440 SF & 1,367 SF
Asking Rent	\$22 PSF
CAM/Tax	\$13.16 PSF
Parking	73 Spaces

Large Pylon Placement Available



Location Highlights:

- Located on signalized corner of Cedar Lake Rd and Louisiana Avenue
- Dense single-family neighborhood center
- located on main thoroughfare to I-394 and West End Trade Area



Park Adam
Transportation

Coolibar

St. Louis Park
Middle School

Cedar Lake Rd

Walgreens

Best

SITE

Cedar Knoll
Park



Louisiana Ave

Cedar Lake Regional Trail

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	14,595	1 Mile	\$59,562	1 Mile	\$72,073	1 Mile	36.0
3 Miles	89,354	3 Miles	\$65,644	3 Miles	\$89,698	3 Miles	38.5
5 Miles	306,619	5 Miles	\$57,542	5 Miles	\$84,205	5 Miles	36.4

Brookview
Golf Course

Traffic Counts

Louisiana Ave 13,000 VPD

Cedar Lake Rd 11,500 VPD

I-394 123,000 VPD

169

80,000 VPD

Minneapolis
Golf Club

Cedar Lake Rd

Cedar Lake Regional Trail

Louisiana Ave
13,000 VPD
SITE

11,500 VPD

123,000 VPD

INTERSTATE
MINNESOTA
394

104,897 VPD

West End - 1.25 Miles from **SITE**

THE HOME DEPOT **COSTCO WHOLESALE** **Office DEPOT** **PET SMART**

Rojo **Yard House** **FIVE GUYS** **Panera** **Arby's**

Jersey Mike's Subs **rōti** **CRAVE**

Cub FOODS **ANTHROPOLOGIE**

Knollwood - 1.75 Miles from **SITE**

Cub FOODS **Target** **five BELOW** **KOHL'S** **FIVE GUYS** **ALDI**

Jersey Mike's Subs **rack** **BURGER KING**

OLD NAVY **Mister DSW** **WELLS FARGO** **Chick-fil-A** **White Castle**

MINNESOTA
100

MINNESOTA
7

37,500 VPD

The Minikahda
Club

Bde
Maka
Ska



L&B **Target** **LA FITNESS** **TRADER JOE'S** **McDonald's** **CHIPOTLE**

WAXING CITY **CVS pharmacy** **ACE Hardware** **SHERWIN WILLIAMS**

FRESH THYME **STARBUCKS** **BOOKS** **Park Nicollet**



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