

Westwood East
St. Louis Park | MN
For Lease



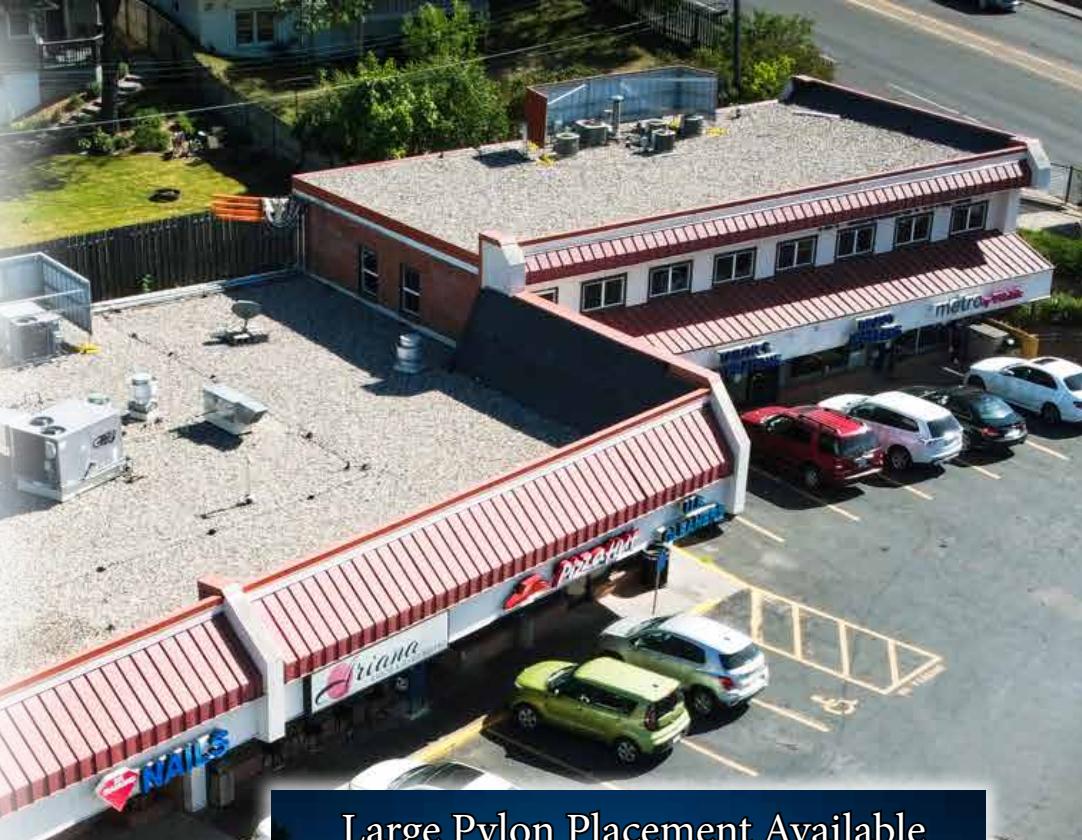
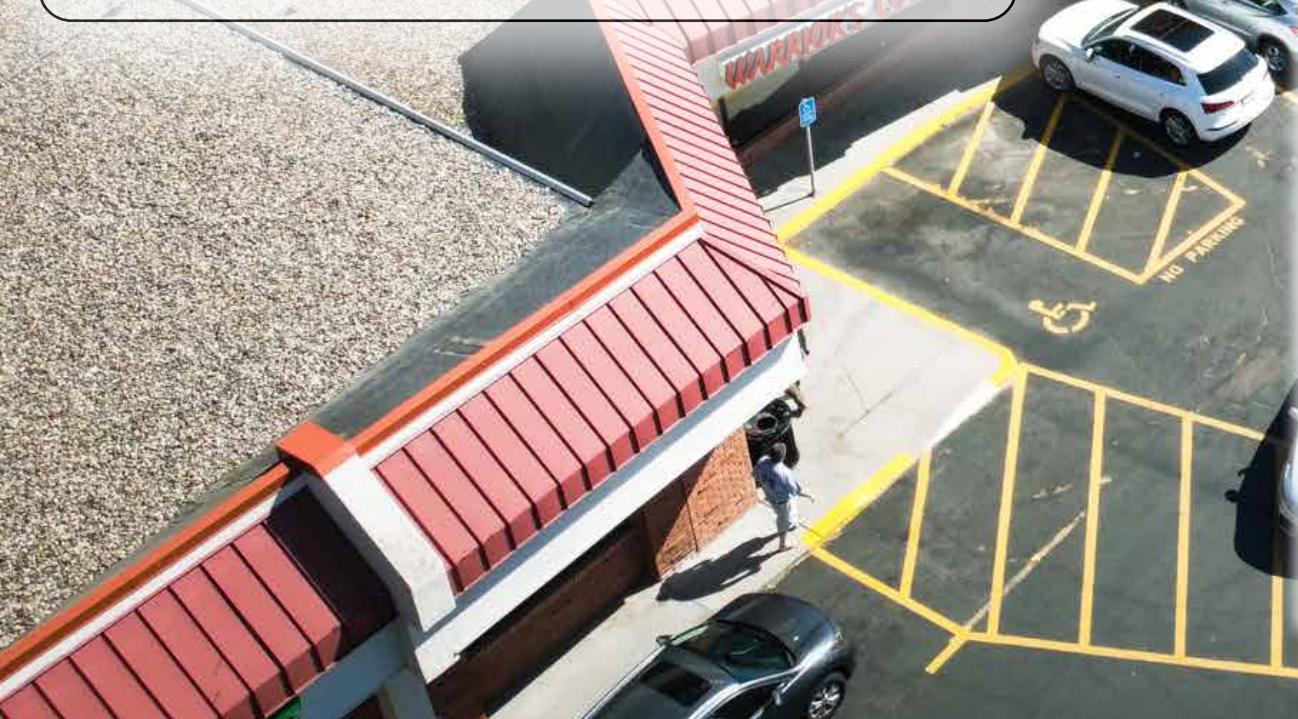
UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612.436.1122
chad@upland.com



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



St. Louis Park
Middle School

Park Adam
Transportation

Coolibar

Cedar Lake Regional Trail

Cedar Lake Rd

Best

SITE

Cedar Knoll
Park



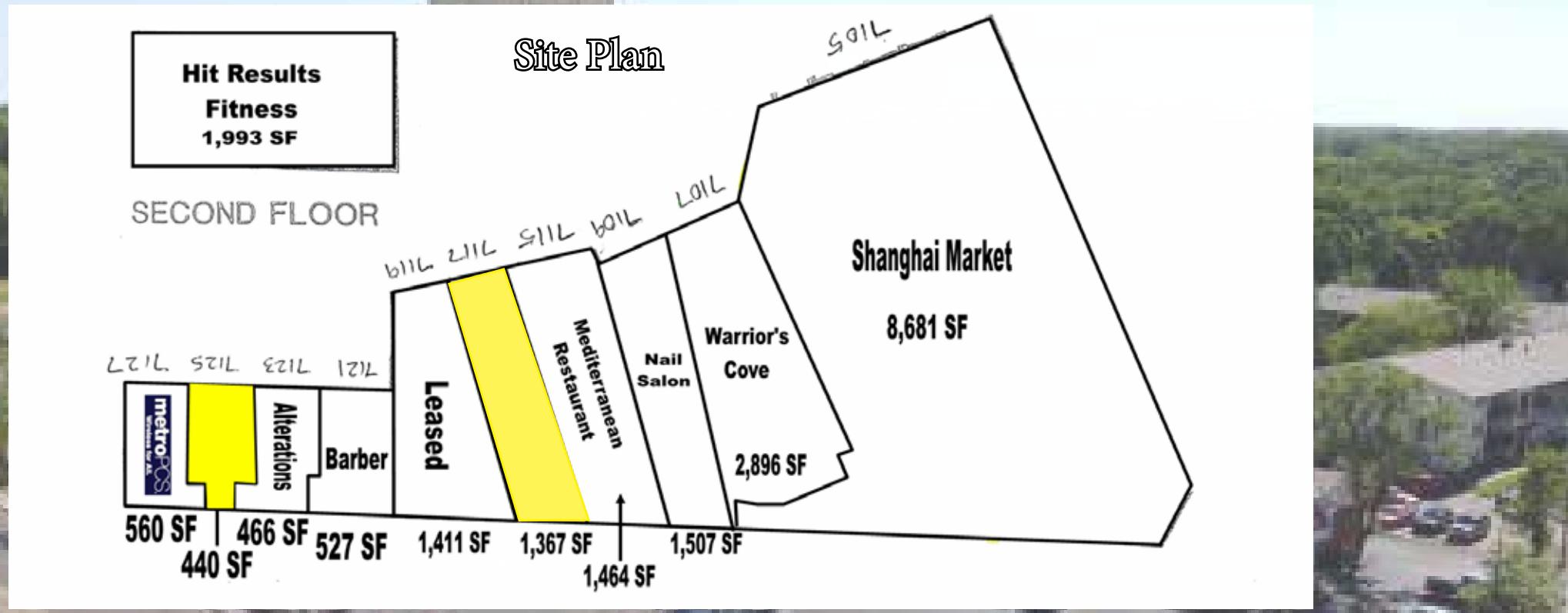
NAPA

12,648 VPD

12,444 VPD

Louisiana Ave

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



Former Jewelry Space Available



Interior Highlights:

- Space in well trafficked shopping center
- Visible from Cedar Lake Rd and Louisiana Ave with a combined 24,000+ VPD
- Large facade provides ample space for building signage

Brookview
Golf Course

Traffic Counts

Louisiana Ave 13,000 VPD

Cedar Lake Rd 11,500 VPD

I-394 123,000 VPD

169

Minneapolis
Golf Club

80,000 VPD

Cedar Lake Rd

Cedar Lake Regional Trail

SITE

11,500 VPD

13,000 VPD

123,000 VPD

INTERSTATE
MINNESOTA
394

MINNESOTA
100

MINNESOTA
7

Knollwood - 1.75 Miles from SITE



37,500 VPD

West End - 1.25 Miles from SITE



Bde
Maka
Ska





UPLAND
REAL ESTATE GROUP, INC.

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

Chad Sturm
612-436-1122
chad@upland.com