

Westwood East

St. Louis Park | MN | 55426

For Lease

UPLAND
REAL ESTATE GROUP, INC.

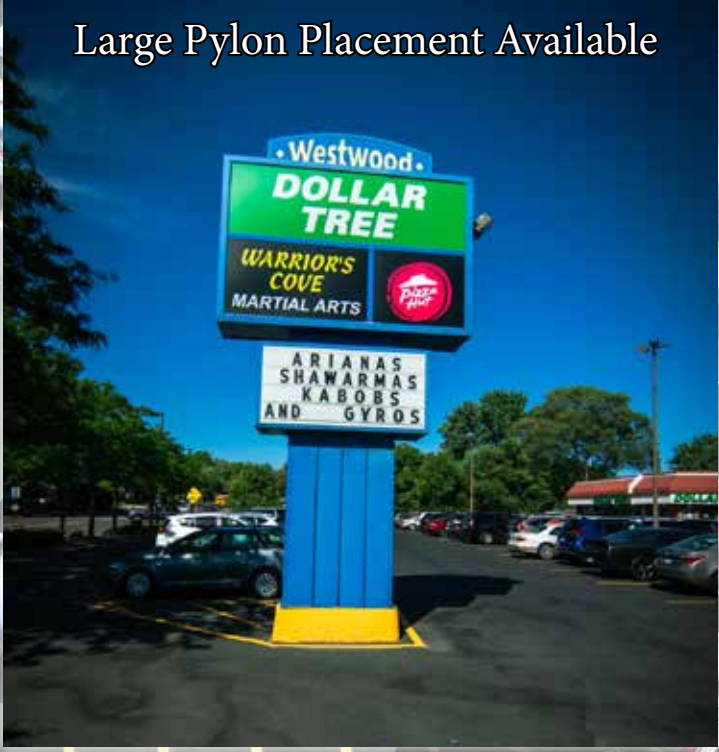
Chad Sturm
612.436.1122
chad@upland.com

UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

| | |
|-----------------|--------------------------|
| Address | 7105 Cedar Lake Rd S |
| City, State | St. Louis Park, MN 55426 |
| Building Size | 21,190 SF |
| Year Built | 1962 |
| Lot Size | 1.58 Acres |
| Space Available | 440 SF & 1,411 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

12,648 VPD

12,444 VPD

Cedar Lake Rd

Walgreens



SITE

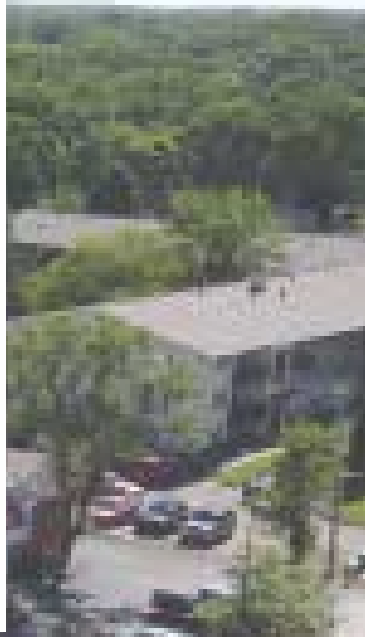
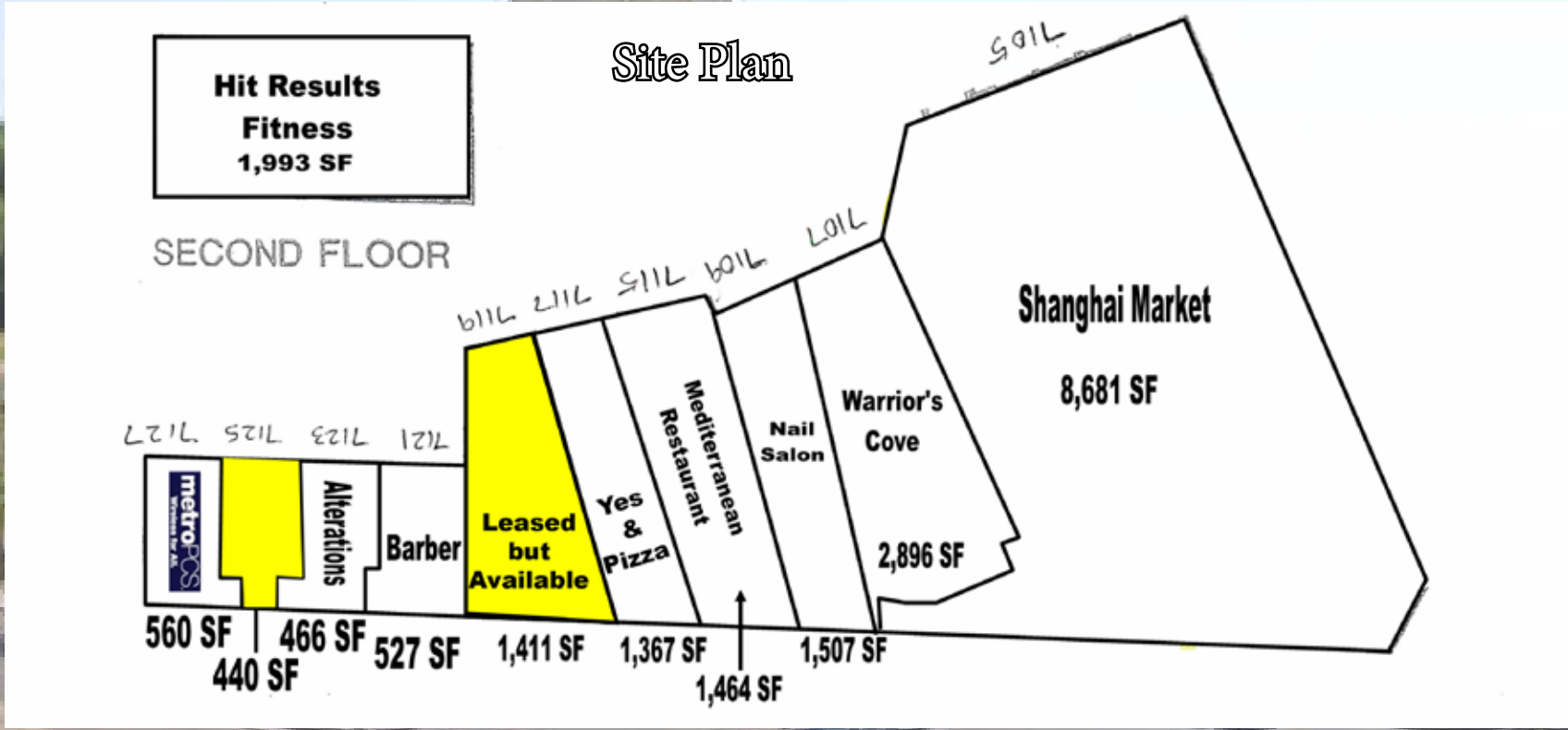
Louisiana Ave

Cedar Knoll Park



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 |



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

80,000 VPD

Minneapolis
Golf Club

Louisiana Ave

SITE

Cedar Lake Rd

11,500 VPD

13,000 VPD

Cedar Lake Regional Trail

INTERSTATE
MINNESOTA
394

123,000 VPD

104,897 VPD

West End - 1.25 Miles from SITE

Knollwood - 1.75 Miles from SITE

MINNESOTA
100

MINNESOTA
7

37,500 VPD

The Minikahda
Club

Bde
Maka
Ska





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