

Westwood East

St. Louis Park | MN | 55426

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 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

Cedar Lake Rd

Walgreens



SITE

Cedar Knoll Park



Louisiana Ave

Cedar Lake Regional Trail

12,648 VPD

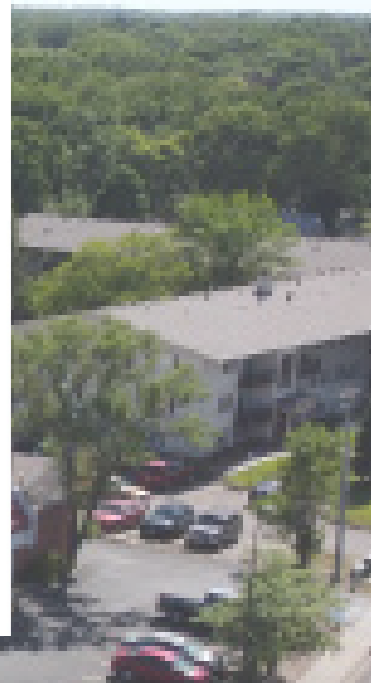
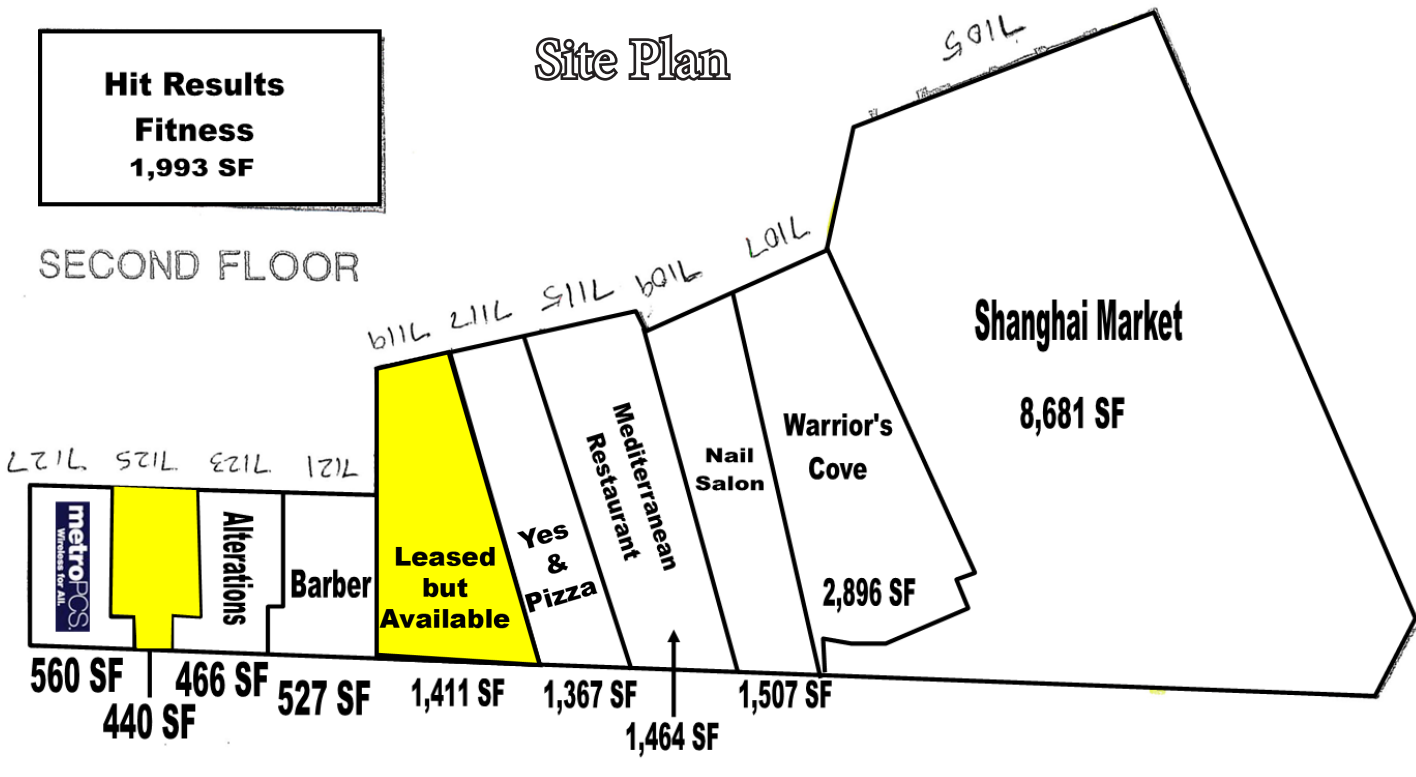
12,444 VPD

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



Hit Results
Fitness
1,993 SF

Site Plan



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
13,000 VPD

SITE

Cedar Lake Rd
11,500 VPD

Cedar Lake Regional Trail

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





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