

Cedar Hills Shopping Center

Minnetonka | MN | 55305

For Lease



UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

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THE OPPORTUNITY

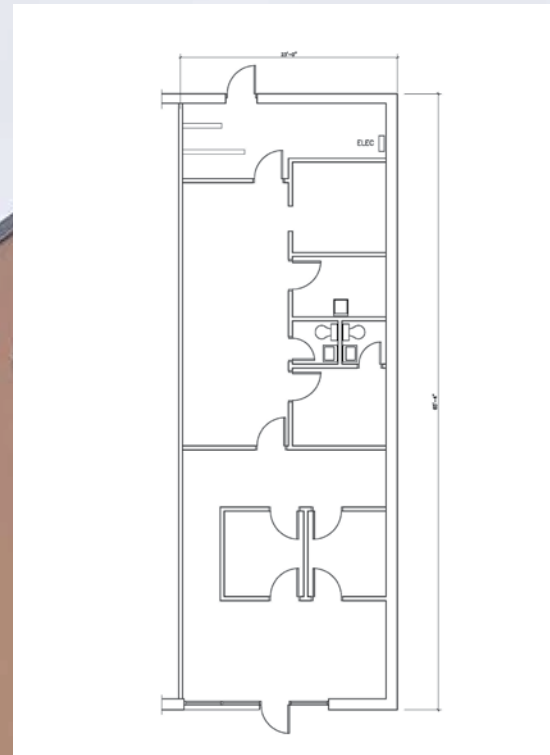
Address	11040 Cedar Lake Rd
City, State	Minnetonka, MN 55305
Building Size	12,113 SF
Year Built	1985 - Renovated in 2005
Suite 11040	1,495 SF (23' x 65'-4")
Asking Rent	\$22.00 PSF Net
CAM & Tax 2026 Est.	\$13.72 PSF
Parking	Approximately 60 Surface Stalls
Market	Southwest Market

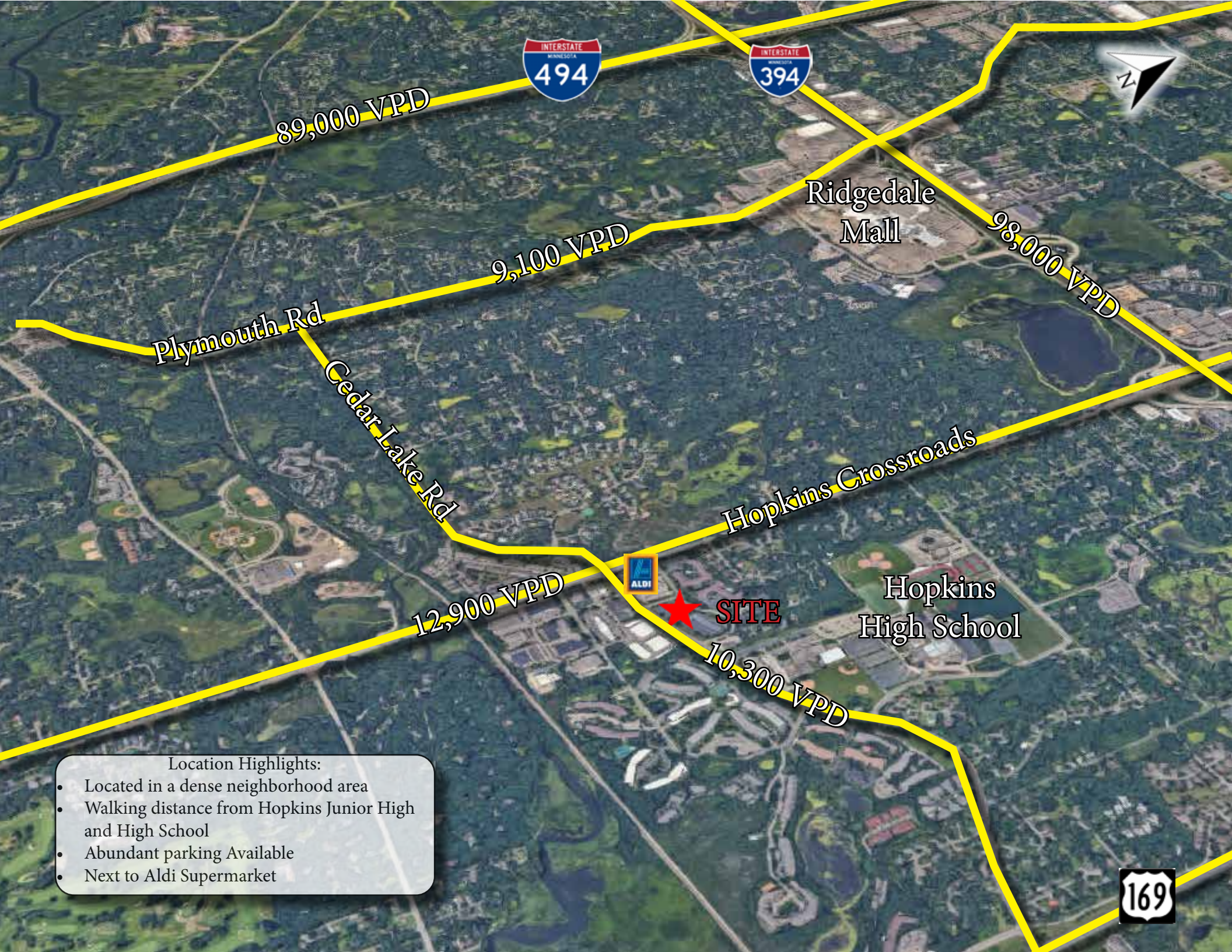
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	8,212	1 Mile	\$93,801	1 Mile	\$127,709	1 Mile	41.5
3 Miles	77,954	3 Miles	\$101,014	3 Miles	\$144,576	3 Miles	38.8
5 Miles	201,808	5 Miles	\$107,755	5 Miles	\$161,028	5 Miles	40.3

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



SITE

STRONG

Greenbrier

Pattaya Thai

State Farm
LODESTONE COFFEE
AND GAMES

Hopkins High School

Hopkins North Junior High

PENN

10,300 VPD

Cedar Lake Rd

ALDI **ANYTIME FITNESS**

Holiday

Wings Financial

MASK
hair design
day spa

Public Storage

NORTH STAR MINI STORAGE

COOL RIBBON DELICATESSEN

Hopkins Crossroad

Big Willow Park

Minnetonka Blvd

169

104,000

Nearby Tenants:

- » Cub Foods
- » Walgreens
- » McDonald's
- » Dunn Bros Coffee
- » New Horizon Academy
- » Little Ceasars
- » Teresa's Mexican
- » Rita's Italian Ice & Frozen Custard
- » Holiday Gas Station
- » Lexington Pet Clinic
- » Step-Up Nutrition



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