

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



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	14,870	1 Mile	\$101,210	1 Mile	\$137,669	1 Mile	35.9
3 Miles	98,933	3 Miles	\$102,439	3 Miles	\$149,645	3 Miles	37.7
5 Miles	332,844	5 Miles	\$93,967	5 Miles	\$140,632	5 Miles	36.8

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

SITE

Louisiana Ave

13,000 VPD

11,500 VPD

123,000 VPD

INTERSTATE
MINNESOTA
394

104,897 VPD

MINNESOTA
100

MINNESOTA
7

Bde
Maka
Ska

The Minikahda
Club



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

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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