

WESTWOOD EAST

7105 Cedar Lake Road South | St. Louis Park, MN | 55426



Retail Space Available For Lease In St. Louis Park

Nancy Murdakes Brown

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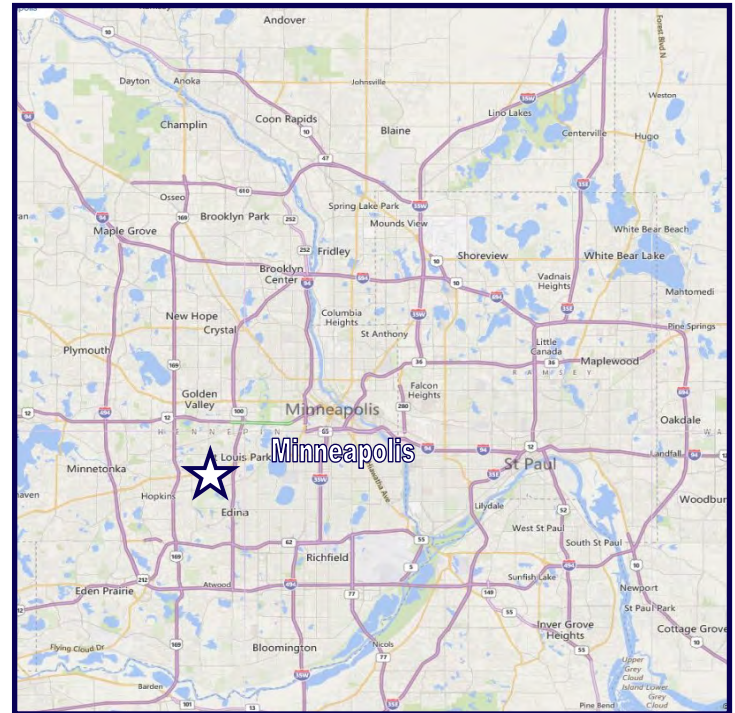
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

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PROPERTY INFORMATION

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 1	2,896 SF
ASKING RENT	\$13.00—\$16.00 PSF NNN
CAM 2016 EST.	\$4.38 PSF
RE TAXES 2016 EST.	\$3.02 PSF
CAM & TAX TOTAL EST.	\$7.40 PSF
PARKING	73 Spaces
MARKET	Southwest



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	14,595	89,354	306,619
MEDIAN HH INCOME	\$59,562	\$65,644	\$57,542
AVERAGE HH INCOME	\$72,073	\$89,698	\$84,205
MEDIAN AGE	36.0	38.5	36.4

COMMENTS

- Westwood East boasts excellent egress & ingress to Cedar Lake Rd and Louisiana from its S.E. corner location.
- Positioned at a controlled intersection; on each corner is Walgreens, Jerry's Hardware, Family Dollar and Waldorf Nevens Cleaners.
- The center services the markets of St. Louis Park, Golden Valley and some areas of Minnetonka.
- Sister center Westwood West located across Louisiana.

TENANTS

- Family Dollar
- Pizza Hut
- Metro PCS

AREA RETAILERS

- Walgreens
- Little Caesars Pizza

TRAFFIC COUNTS

CEDAR LAKE RD S	12,444 VPD
LOUISIANA AVE S	12,648 VPD





