

# CEDAR HILLS II

## FOR LEASE

10976-11032 Cedar Lake Rd | Minnetonka, MN | 55305



1,002-1,119 SF For Lease

**Nancy Murdakes Brown**

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**UPLAND**  
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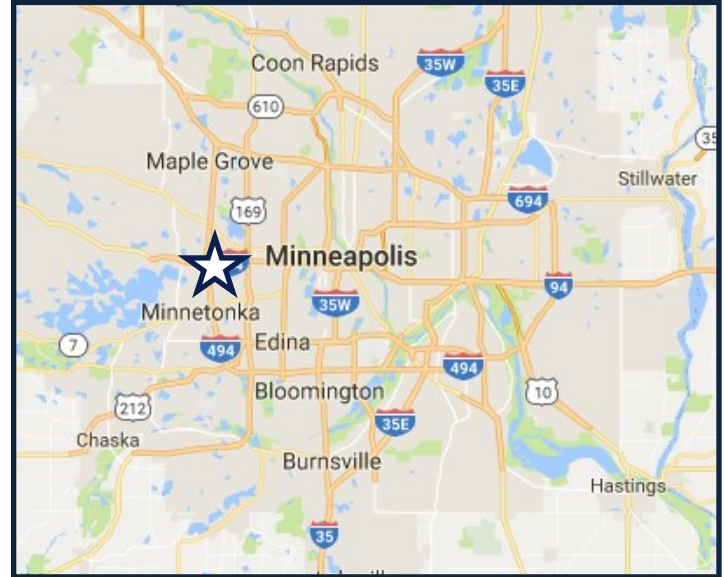
Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	10976-11032 Cedar Lake Rd
<b>CITY, STATE</b>	Minnetonka, MN
<b>BUILDING SIZE</b>	20,080 Approx. SF
<b>LOT SIZE</b>	2.46 Acres
<b>SPACE 1</b>	1,119 SF
<b>SPACE 2</b>	1,002 SF
<b>LEASE RATE</b>	\$16.00 Net PSF
<b>2018 CAM &amp; TAX</b>	\$10.25 PSF
<b>PARKING</b>	174 Spaces
<b>ZONING</b>	B2 Limited Business
<b>YEAR BUILT</b>	1988

**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	8,478	77,701	199,248
<b>DAYTIME POPULATION</b>	2,263	98,137	244,121
<b>MEDIAN HH INCOME</b>	\$65,689	\$68,584	\$78,389
<b>AVERAGE HH INCOME</b>	\$93,705	\$68,584	\$78,389
<b>MEDIAN AGE</b>	43.4	39.7	41.9



**CURRENT TENANTS**

- Lone Spur Grill and Bar
- Lodestone Coffee & Games
- Glenn Lake Chiropractic
- Edward Jones

**TRAFFIC COUNTS**

<b>CEDAR LAKE RD S</b>	11,200 VPD
<b>HWY 169</b>	94,000 VPD

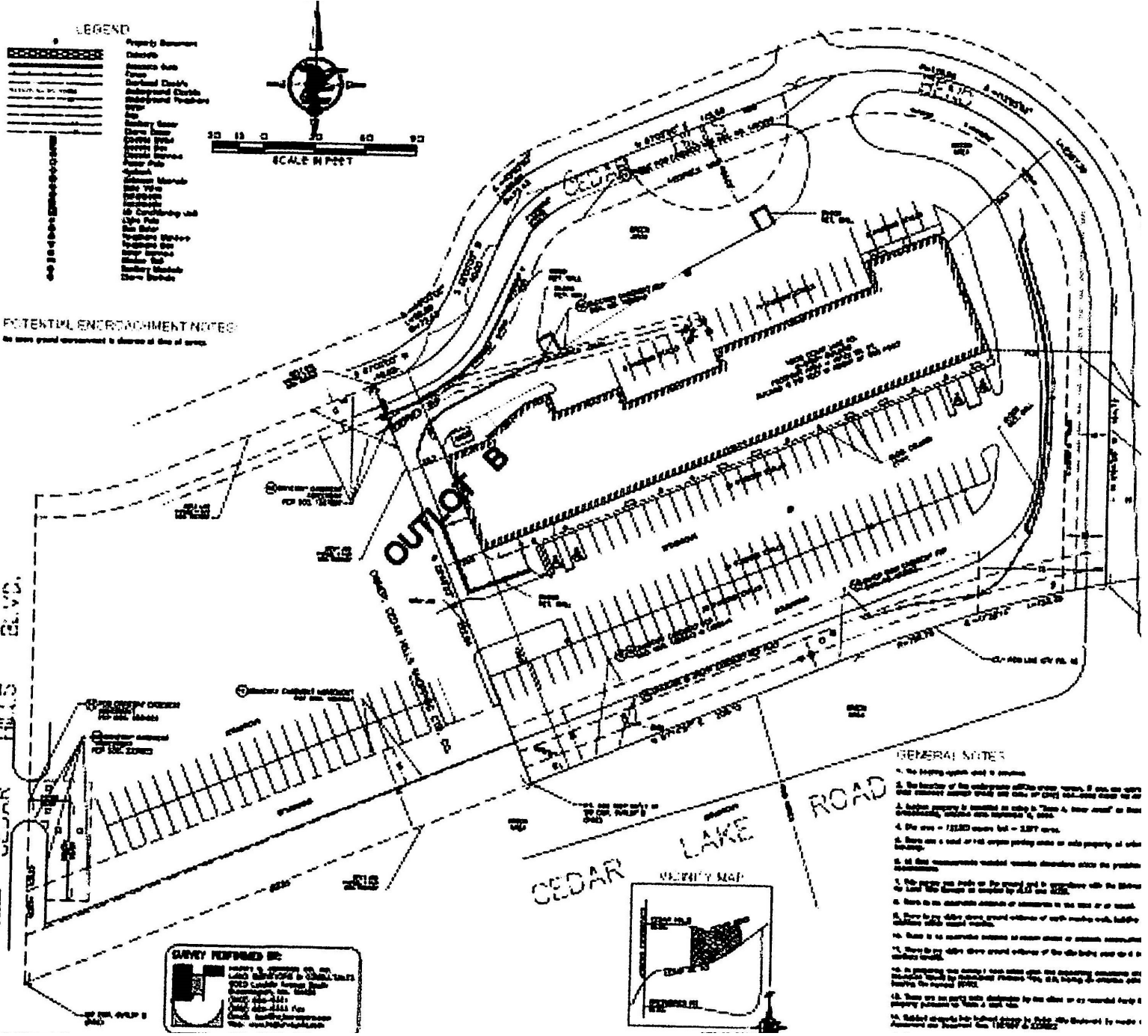
**COMMENTS**

Cedar Hills Center is an excellent neighborhood Shopping Center that receives a high volume of traffic each day. Located near highly traveled and controlled intersection of Hopkins Crossroads and Cedar Lake Road. It is moments from three major highways, namely Hwy 394, Hwy 7 and Hwy 169. Cedar Hills Shopping Center has attracted many well-known tenant's. Anchored by Lone Spur Bar & Grill has continued to generate significant traffic at the center. Recent new ownership has created new upgrades to the center offering improved facilities management.

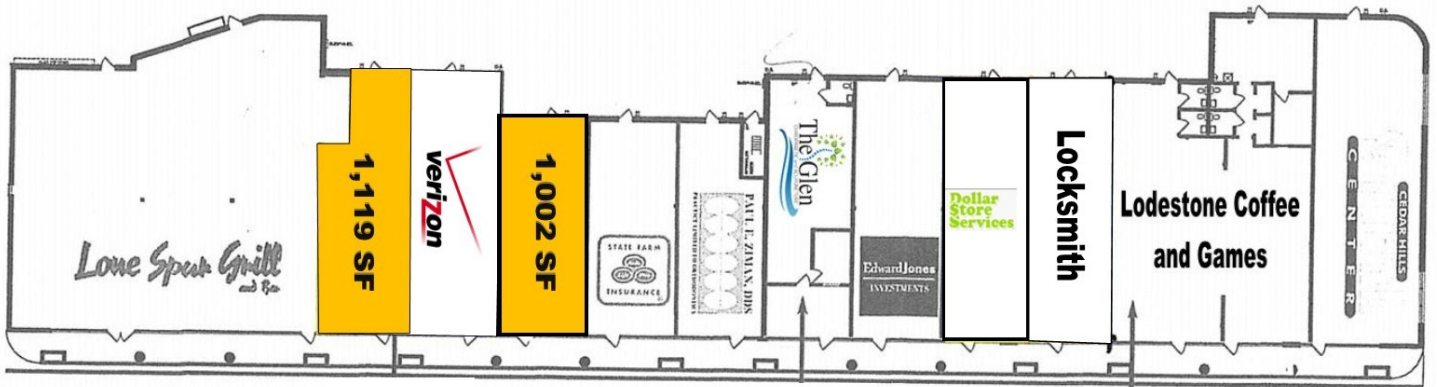




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**GENESIS**  
ARCHITECTURE

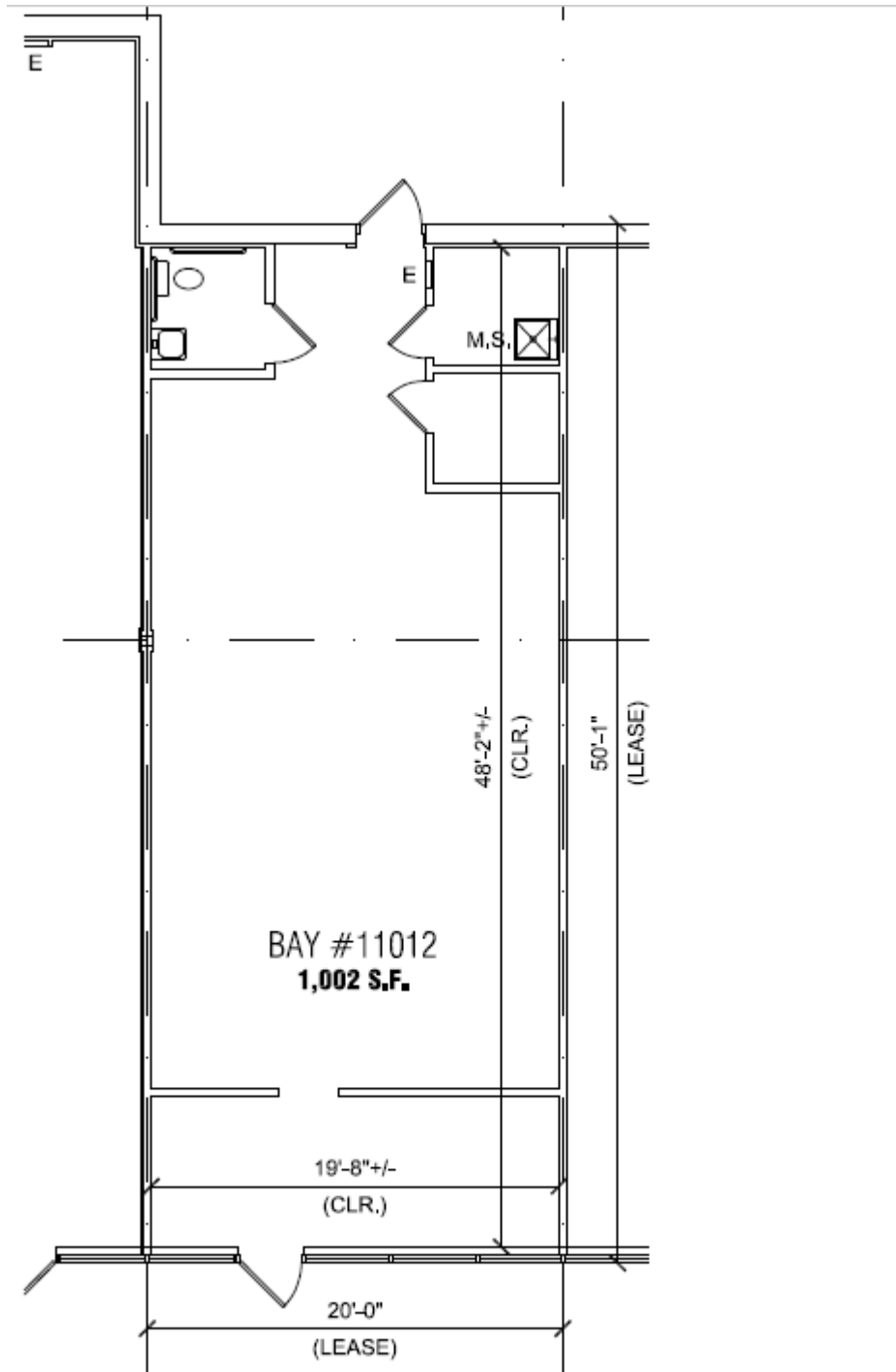
4350 Baker Road, Suite 400  
Minnetonka, MN 55343

**CEDAR HILLS SHOPPING CENTER**  
10976-11032 CEDAR LAKE ROAD  
MINNETONKA, MN 55305

Leased by:  
Janet Olson 952.897.7751

**WELSH**  
COMPANIES

4350 Baker Road, Suite 400  
Minnetonka, MN 55343



1 L.O.D. FLOOR PLAN  
LOD SCALE: 1/8" = 1'-0"

