

CEDAR HILLS II

FOR LEASE

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



1,213 SF Space Available

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PROPERTY INFORMATION

ADDRESS	10976-11032 Cedar Lake Rd
CITY, STATE	Minnetonka, MN
BUILDING SIZE	20,080 Approx. SF
LOT SIZE	2.46 Acres
SPACE 1	1,213 SF
LEASE RATE	\$17.00 Net PSF
2020 CAM & TAX	\$10.50 PSF
PARKING	174 Spaces
ZONING	B2 Limited Business
YEAR BUILT	1988



CURRENT TENANTS

- Awaken Pilates (Newly Added)
- Body & Brain Yoga (Newly Added)
- Lone Spur Grill and Bar
- Lodestone Coffee & Games
- Glenn Lake Chiropractic
- Edward Jones

TRAFFIC COUNTS

CEDAR LAKE RD S	11,200 VPD
HWY 169	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.

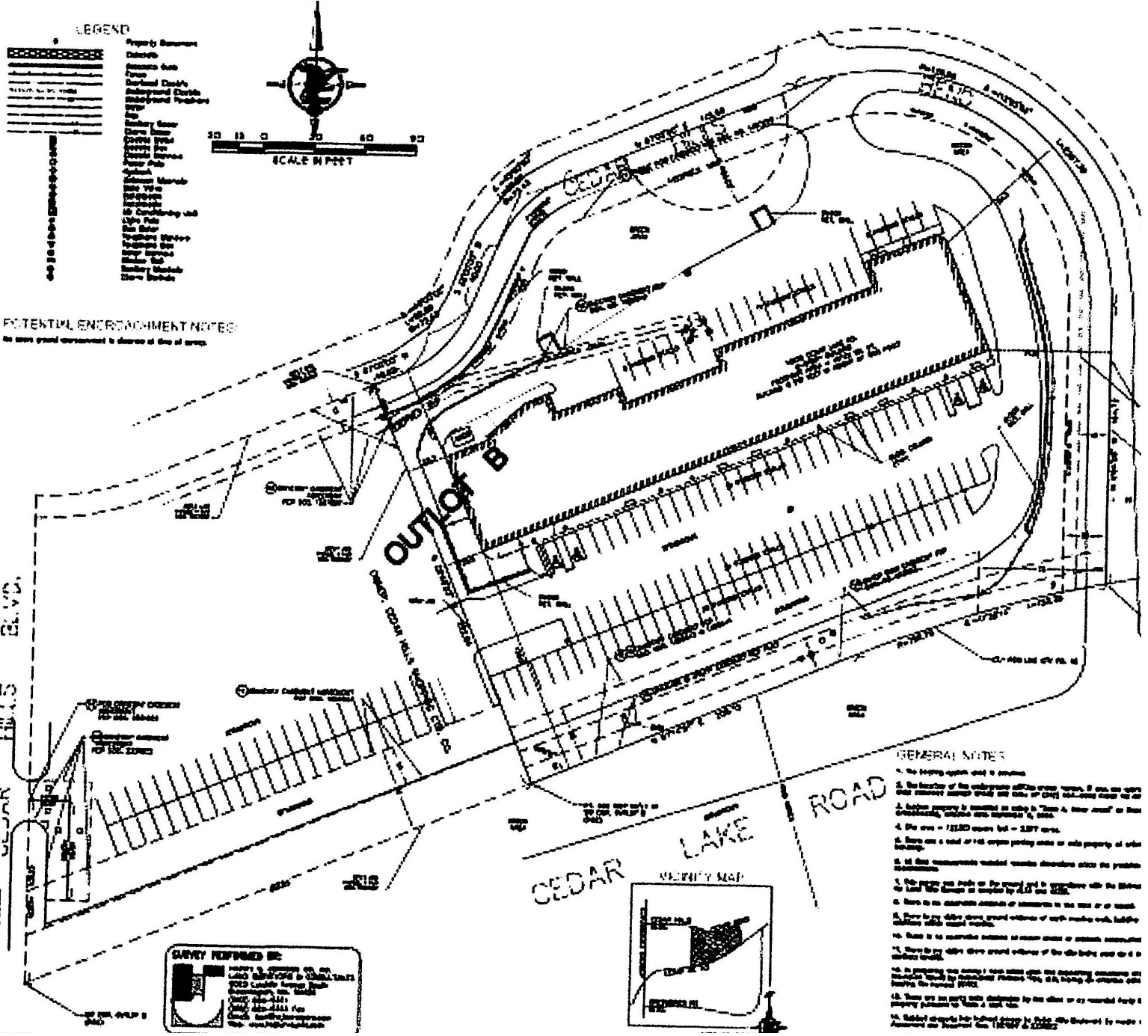
DEMOGRAPHICS

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



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