

# Cedar Hills Shopping Center

Minnetonka | MN

For Lease



**UPLAND**  
REAL ESTATE GROUP, INC.

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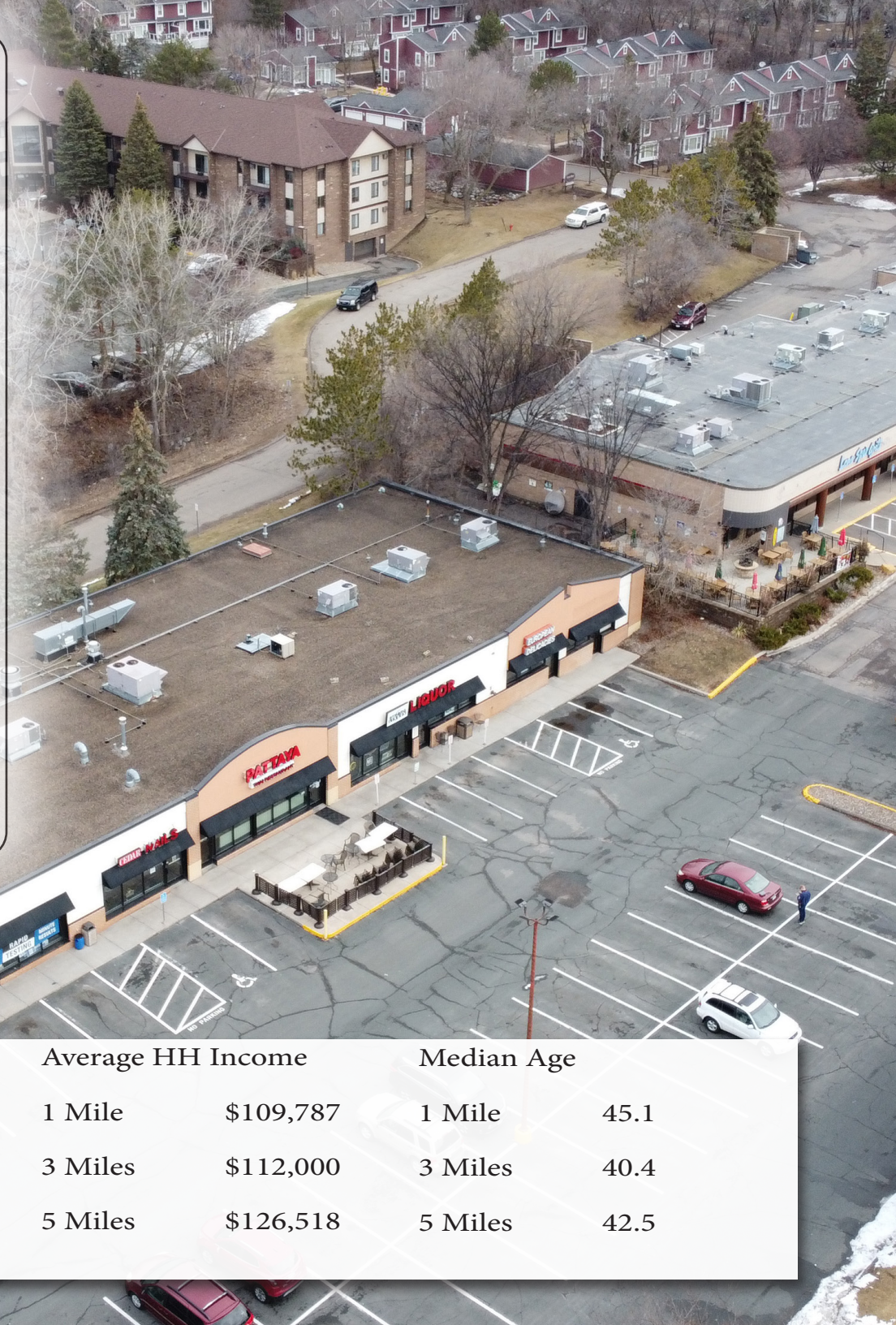
# UPLAND

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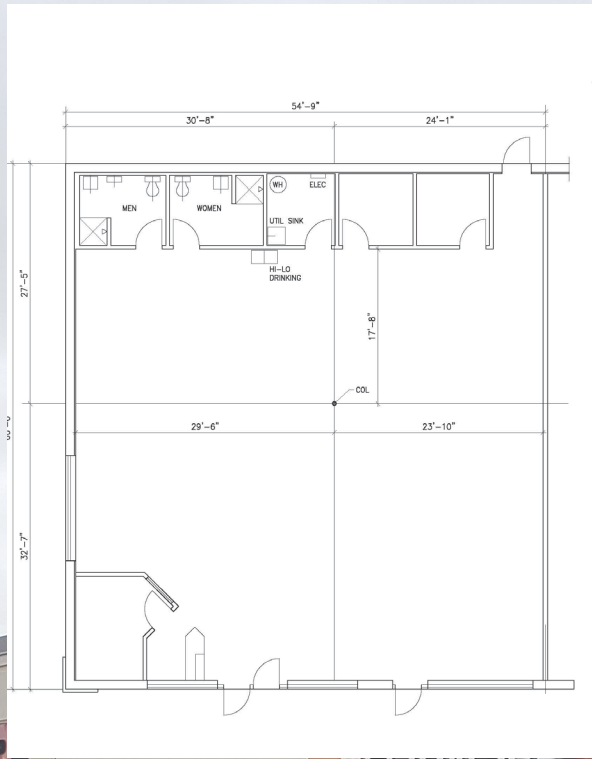
## THE OPPORTUNITY

Address 11040 Cedar Lake Rd  
 City, State Minnetonka, MN 55305  
 Building Size 12,113 SF  
 Year Built 1985 - Renovated in 2005  
 Suite 11064 (endcap) 3,300 SF  
 Suite 11040 1,495 SF  
 Asking Rent \$22.00 PSF Net  
 CAM & Tax 2025 Est. \$13.13 PSF  
 Parking Approximately 60 Surface Stalls  
 Market Southwest Market

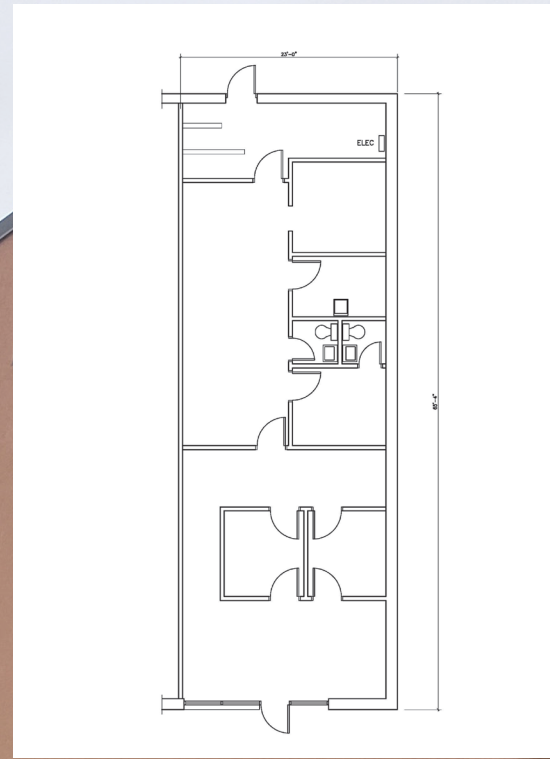
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	9,205	1 Mile	\$76,676	1 Mile	\$109,787	1 Mile	45.1
3 Miles	78,637	3 Miles	\$82,051	3 Miles	\$112,000	3 Miles	40.4
5 Miles	201,785	5 Miles	\$89,116	5 Miles	\$126,518	5 Miles	42.5

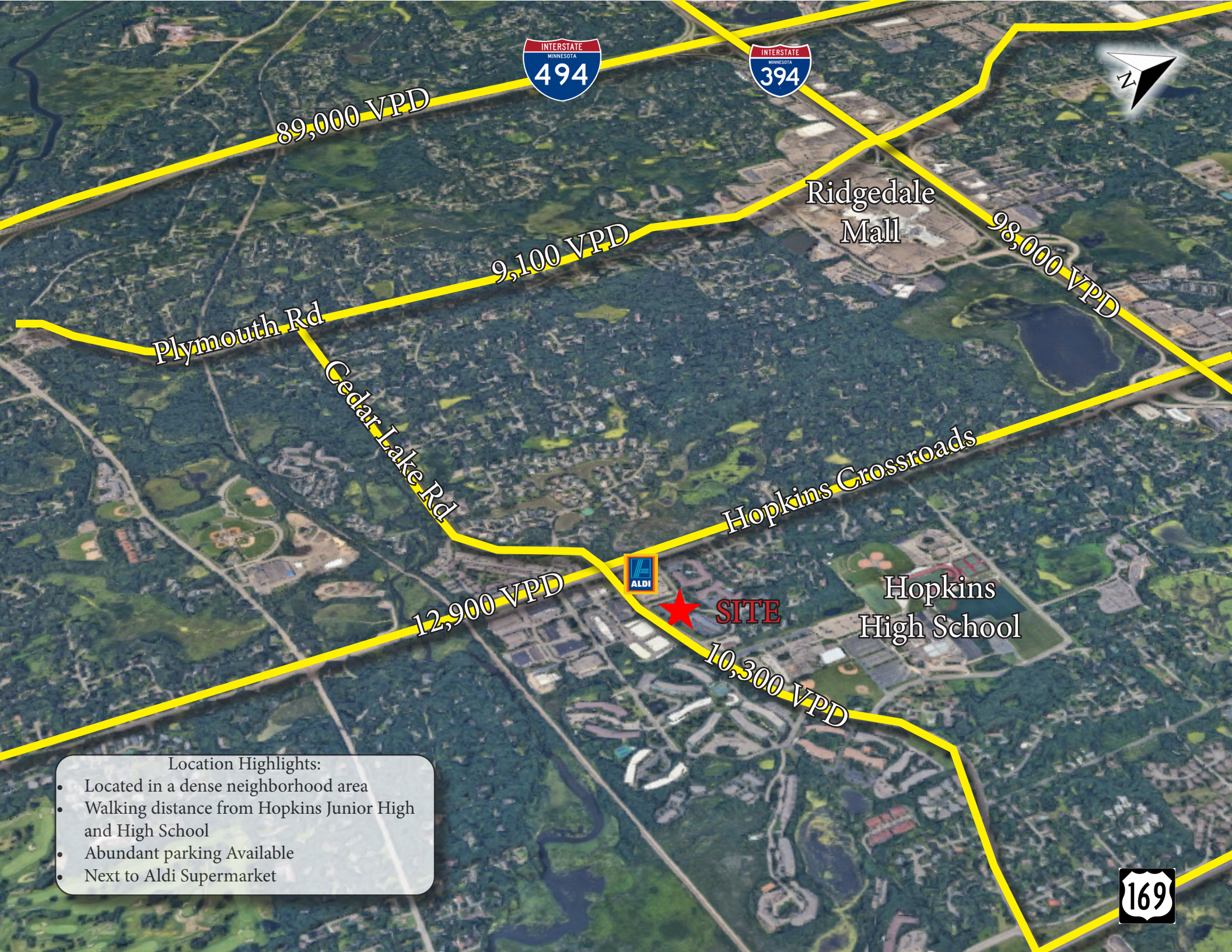


# Suite 11064



# Suite 11040





89,000 VPD

Ridgedale Mall

98,000 VPD

9,100 VPD

Plymouth Rd

Cedar Lake Rd

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





Front Facade of Suite 11040

Interior Highlights:

- Suite 11040: Former Vet Space includes multiple small rooms with plumbing hookups throughout the entire suite



Suite 11040 Interior



Traffic Counts

Diffley Rd 13,300 VPD

Lexington Ave 10,900 VPD

Cliff Rd 15,300 VPD



**SITE**

**STRONG**

Greenbriar

Pattaya Thai

Love Spa Grill  
CEDAR HILLS  
**DENTAL**  
CENTER  
State Farm  
LODESTONE COFFEE  
AND GAMES

Hopkins  
High School

Hopkins North  
Junior High

**PENN**

Cedar Lake Rd

NORTH STAR  
MINI  
STORAGE

CROSSROADS  
DELICATESSEN

**MASK**  
MASK SPA  
MASK SPA  
MASK SPA  
MASK SPA

Public  
Storage

Hopkins Crossroad

Minnetonka Blvd

Big Willow Park

169

104,000

16,700 VPD

10,300 VPD

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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