

Cedar Hills Shopping Center

Minnetonka | MN

For Lease



UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

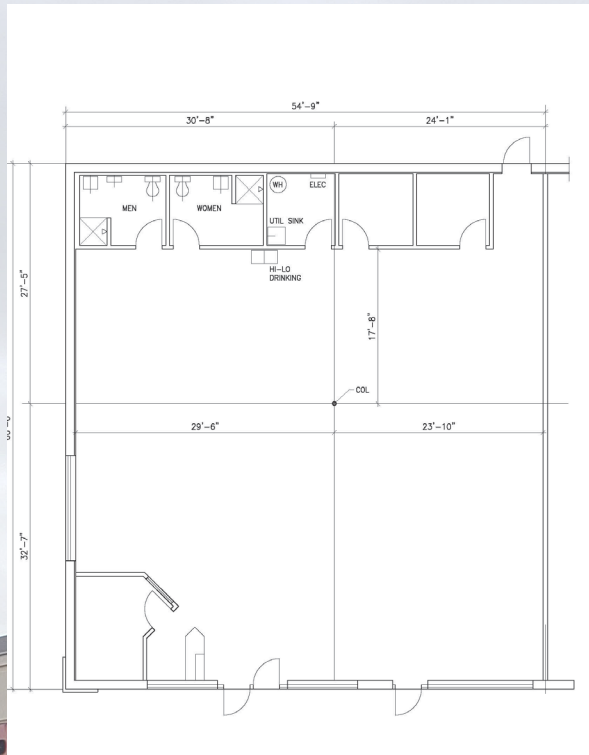
REAL ESTATE GROUP, INC.

THE OPPORTUNITY

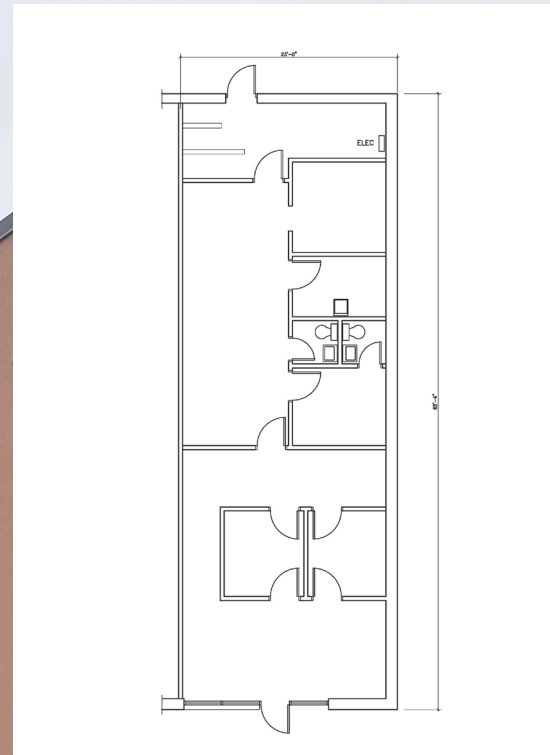
Address	11040 Cedar Lake Rd
City, State	Minnetonka, MN 55305
Building Size	12,113 SF
Year Built	1985 - Renovated in 2005
Suite 11064 (endcap)	3,300 SF
Suite 11040	1,495 SF
Asking Rent	\$22.00 PSF Net
CAM & Tax 2024 Est.	\$13.24 PSF
Parking	Approximately 60 Surface Stalls
Market	Southwest Market

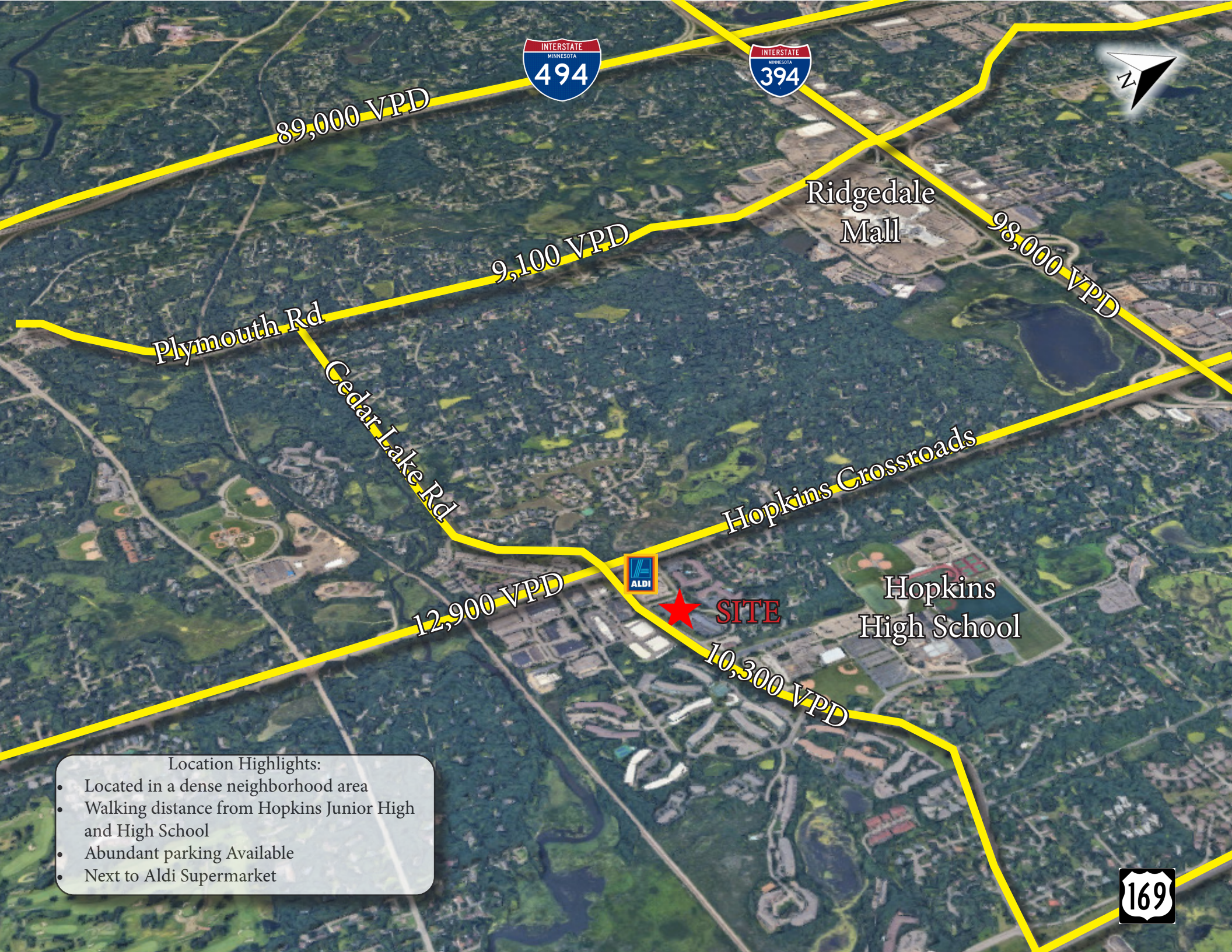
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	9,205	1 Mile	\$76,676	1 Mile	\$109,787	1 Mile	45.1
3 Miles	78,637	3 Miles	\$82,051	3 Miles	\$112,000	3 Miles	40.4
5 Miles	201,785	5 Miles	\$89,116	5 Miles	\$126,518	5 Miles	42.5

Suite 11064



Suite 11040





89,000 VPD

98,000 VPD

9,100 VPD

Plymouth Rd

Cedar Lake Rd

Ridgedale Mall

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





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

ALDI

ANYTIME FITNESS

Holiday

Wings Financial

MASK

Public Storage

CROSSROADS DELICATESSEN

NORTH STAR MINI STORAGE

Cedar Lake Rd

Hopkins High School

Hopkins North Junior High

PENN

169

104,000

Hopkins Crossroad

Minnetonka Blvd

Big Willow Park

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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