



## For Lease

### SPACE AVAILABLE

- Suite 10982: 1,192 sf (plumbed for salon)
- Suite 10992: 1,200 sf (2nd gen salon space)
- Suite 10982 and 10992 contiguous to 2,392 sf
- Suite 11008: 1,000 sf (lba)
- Suite 11032: 4,660 sf (restaurant space - sublease to 1/31/27)
- 2026 CAM/Tax/Ins: \$12.50 psf
- Lease Rate: Negotiable

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## Cedar Hills Shopping Center

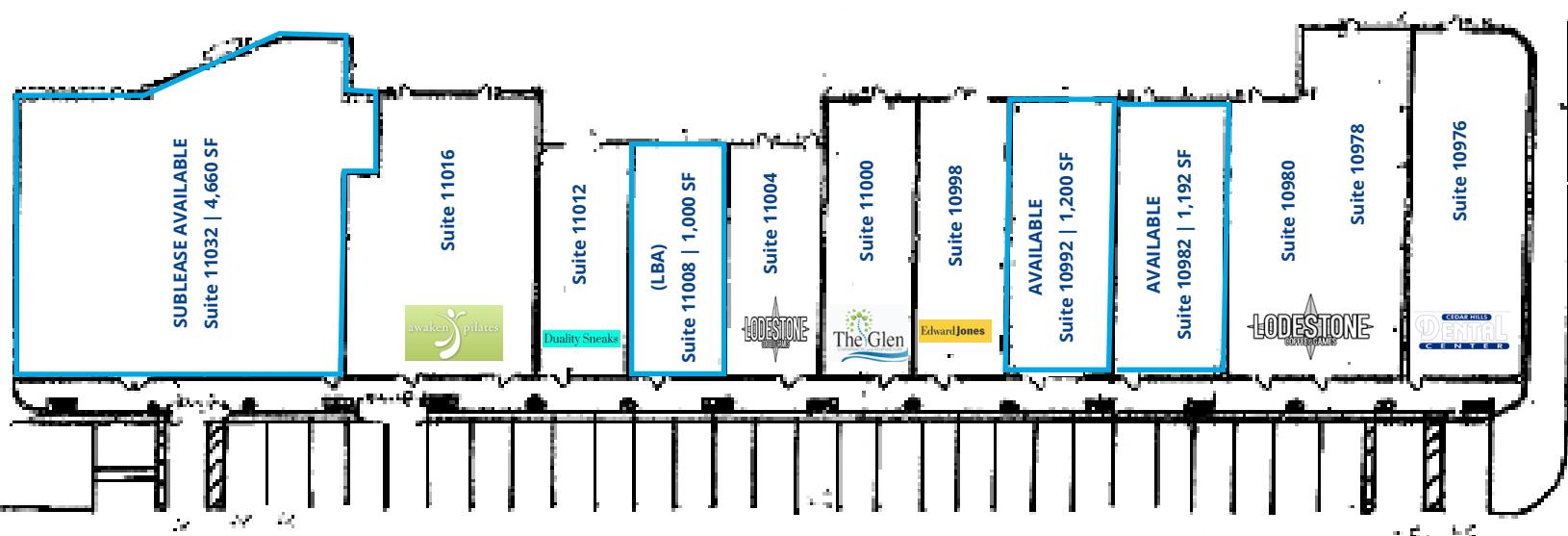
10976-11032 Cedar Lake Road S | Minnetonka

Just West of Hopkins Crossroad & Cedar Lake Road S

### HIGHLIGHTS and FEATURES

- Shadow anchored by Aldi
- Minnetonka is known for its strong community involvement, excellent schools, and a stable economic climate
- Attractive location for businesses and families alike
- The area is close to Cedar Lake and several parks
- Located near several major roadways, including I-394, Highway 169, and Highway 7
- Nearby public transit options, including bus services
- Ample Parking: 130 and 174 (approximately 6.01 spaces per 1,000)
- The surrounding neighborhoods feature a variety of retail and dining establishments, from local cafes to well-known restaurants
- Area tenants include Anytime Fitness, Freewheel Bike, Domino's, Holiday, Crossfit Minnetonka, Crossroads Delicatessen
- Current tenants include Awaken Pilates, Duality Sneaks, Body & Brain Yoga & Tai Chi, State Farm, The Glen Chiropractic, Edward Jones, Evolve Salon, Lodestone Coffee & Games, Cedar Hills Dental

# Site Plan



# Location Overview

## DEMOCRAPHICS

### AVERAGE HOUSEHOLD POPULATION

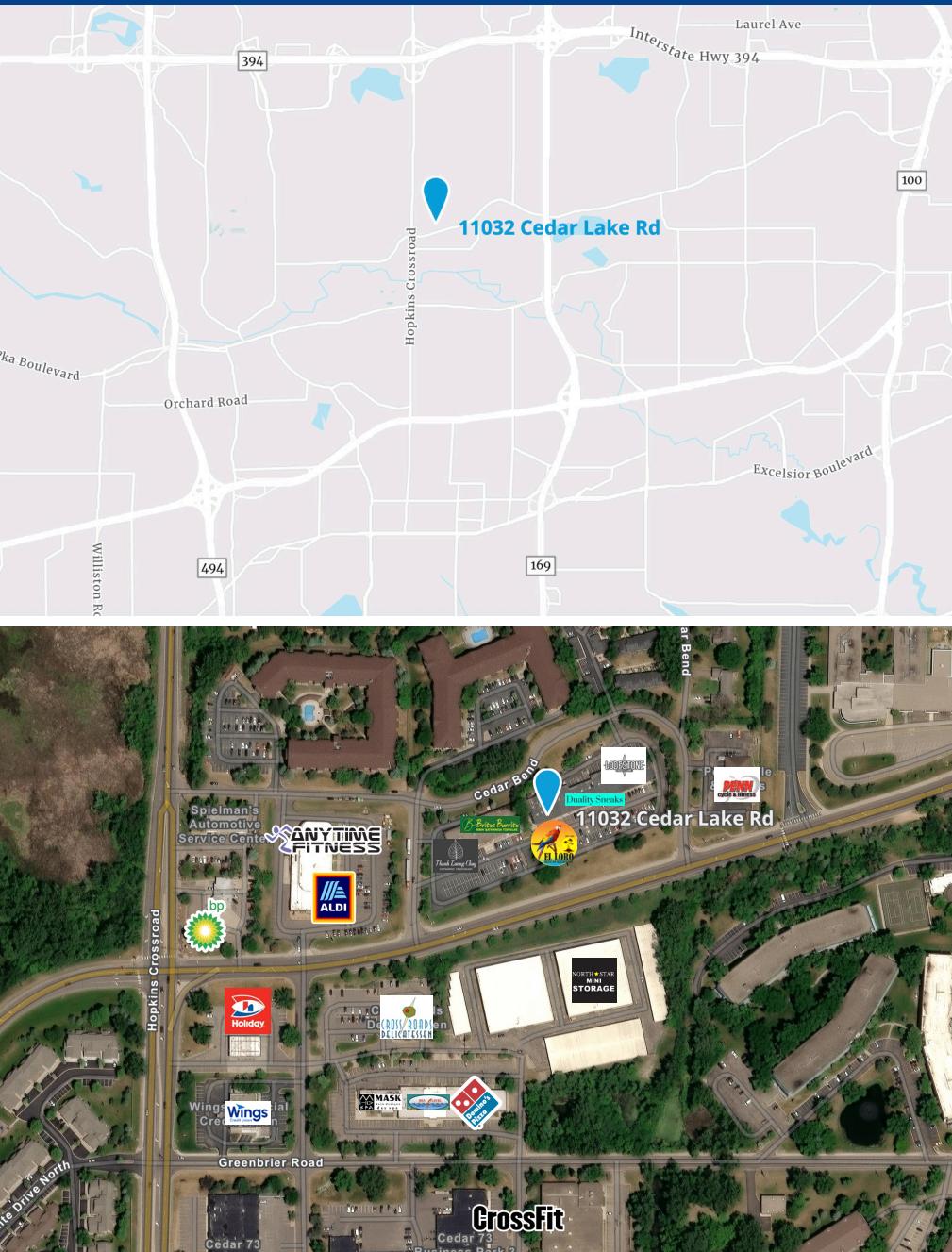
1 Mile	8,215
3 Miles	77,524
5 Miles	202,429

### AVERAGE HOUSEHOLD INCOME

1 Mile	\$11,032
3 Miles	\$125,558
5 Miles	\$140,825

## TRAFFIC COUNTS

- Cedar Lake Rd - 6,842 vpd
- Hopkins Crossroad - 7,773 vpd



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