



# 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

### Contact us:

**Laura Gill**  
 Associate Vice President  
 +1 612 310 5399  
 laura.gill@colliers.com

**Colliers**  
 1600 Utica Avenue S, Suite 300  
 St. Louis Park, MN 55416  
 P: +1 952 897 7700  
 colliers.com/msp

# Cedar Hills Shopping Center

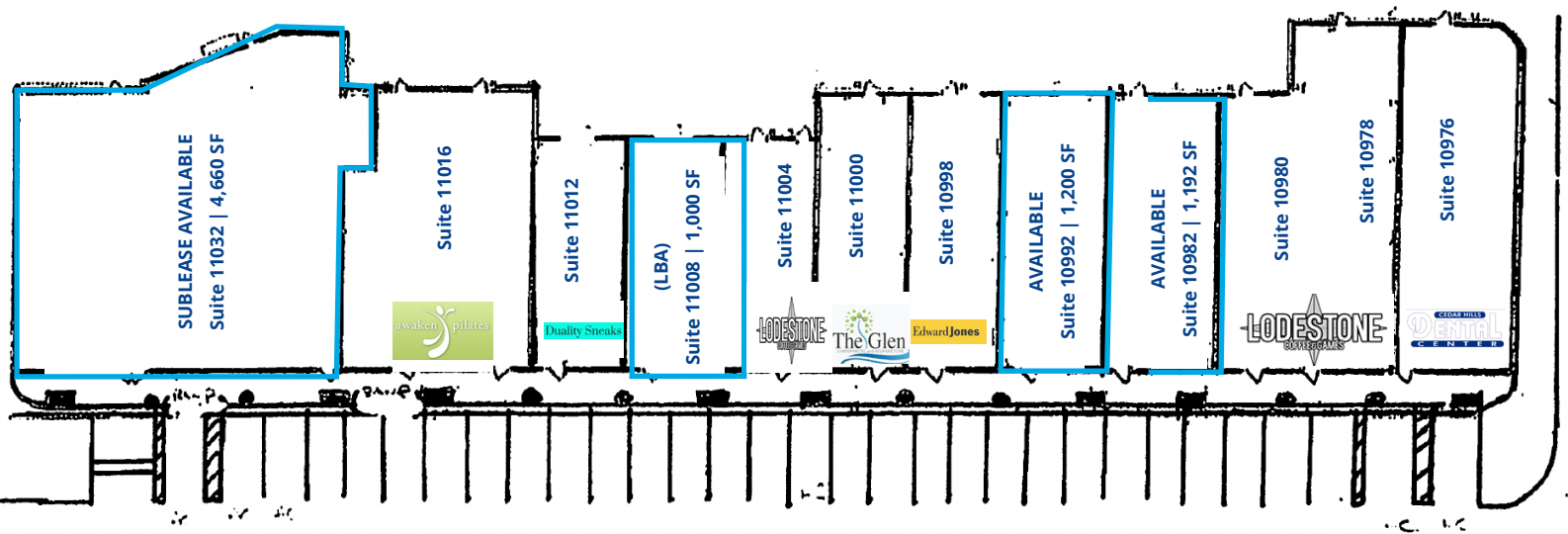
10976-11032 Cedar Lake Road S | Minnetonka

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

## DEMOGRAPHICS

### 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



1600 Utica Avenue S, Suite 300  
 St. Louis Park, MN 55416  
 P: +1 952 897 7700

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.