



**For Lease**

**Just West  
of Hopkins**

**Crossroad &  
Cedar Lake Road S**

## Cedar Hills Shopping Center

10976-11032 Cedar Lake Road S | Minnetonka

### Property Highlights

- Shadow-anchored by Aldi, generating steady daily traffic
- Premier Minnetonka location with strong community engagement, top-rated schools, and a stable economy
- Highly desirable setting for both businesses and residents
- Proximity to Cedar Lake and multiple parks, enhancing lifestyle appeal
- Excellent connectivity via I-394, Highway 169, and Highway 7
- Accessible public transportation, including convenient bus routes
- Generous parking ratio with 130-174 stalls (approx. 6.01 per 1,000 SF)
- Thriving retail corridor featuring a diverse mix of local favorites and national brands
- Established area co-tenancy including Anytime Fitness, Freewheel Bike, Domino's, Holiday, CrossFit Minnetonka, and Crossroads Delicatessen
- Dynamic on-site tenant mix featuring Awaken Pilates, Duality Sneaks, Body & Brain Yoga & Tai Chi, State Farm, The Glen Chiropractic, Edward Jones, Evolve Salon, Lodestone Coffee & Games, Cedar Hills Dental, and Ichigo Tokyo

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# Location Overview

## Available For Lease

Suite 11032	4,660 SF (restaurant sublease to 1/31/27)
Suite 11008	1,000 SF (lba)
Suite 10992	1,200 SF (2nd gen salon)
2026 CAM/Tax/Ins	\$12.50 psf
Lease Rate	Negotiable

## Demographics

### Average Household Population

1 mile	8,479
3 miles	38,321
5 miles	77,650

### Average Household Income

1 mile	\$124,370
3 miles	\$129,849
5 miles	\$134,978

## Traffic Counts

Cedar Lake Rd	10,000 VPD
Hopkins Crossroads	12,900 VPD

