

• Cedar Point •

COMMONS



MID-AMERICA
Real Estate-Minnesota, LLC

Cedar Point
COMMONS



\$4,930,000
OFFERING PRICE



6.25%
CAP RATE



\$308,167
NOI



4.9 Years
WALT

THE OFFERING Cedar Point Commons (the “Property”) is a multi-tenant retail center, part of the Cedar Point Commons development, a 350,000 square foot community center anchored by Target and Home Depot and located in the densely populated first-ring suburb of Richfield, MN.

Address	1700 East 66th Street Richfield, MN 55423
Square Feet	9,906 SF
Land Size	1.01 acres
Occupancy	100%
Year Built	2007
# of Tenants	6
Traffic Counts	65,829 VPD on Cedar Ave 13,632 VPD on E 66th Street 9,694 VPD on Richfield Parkway

TENANTS



INVESTMENT HIGHLIGHTS

SHADOW ANCHORED BY A TOP-PERFORMING TARGET - Ranked **#8 of 70 Minnesota locations** and within the **top 2.5% nationally**, generating exceptional customer traffic and reinforcing the strength of the retail corridor.

ADJACENT TO MINNEAPOLIS-ST. PAUL INTERNATIONAL AIRPORT - Located next to one of the nation's busiest airports, serving **37+ million annual passengers** and supporting significant daytime demand.

LESS THAN FIVE MINUTES FROM MALL OF AMERICA - Benefits from proximity to one of the country's premier retail and entertainment destinations, attracting **30+ million visitors annually**.

DENSE INFILL LOCATION WITH HIGH BARRIERS TO ENTRY - Established first-ring suburban trade area with limited land available for future retail development.

INTERNET-RESISTANT, DAILY-NEEDS TENANT MIX - Diversified lineup of service, restaurant, healthcare, and telecommunications tenants that generate recurring customer visits.

RECENT LEASING MOMENTUM - Over the past year, Noodles and River Parkway Chiropractic extended their leases and Xfinity signed a new lease.

AFFLUENT CONSUMER BASE - Average household income exceeds \$144,000, with more than 20% of household earning over \$200,000 annually within three miles.

PROVEN SOUTH METRO RETAIL CORRIDOR - Serves dense South Minneapolis and first-ring suburban neighborhoods with established retail demand and strong long-term consumer spending.



\$104K ↑
Median HH Income
21.7% higher than the U.S.



\$387.4K ↑
Median Home Value
2.9% higher than the U.S.



37M
Annual Passengers



Richfield Pkwy



Cedar Point
COMMONS

E 66th St



Infographic data provided by esri (2026) within a 3 mile radius

SITE MARKET



109,380 VPD

E 63rd St

E 64th St

Bloomington Ave S

E 65th St

E 66th St

77

65,830 VPD

Cedar Ave

9,690 VPD

•Cedar Point•
COMMONS

Great Clips
EUROPEAN
WAX CENTER
NICOLÒ
PIZZA • PASTA • DELIATO
RIVER PARKWAY
CHIROPRACTIC
noodles
& COMPANY
xfinity

O'Reilly
AUTO PARTS

ADOM AFRICAN
MARKET

Crest
Auto Service

Frenchman's Pub

PANDA EXPRESS
CHINA • KOREAN • JAPANESE

YOGASIX
at&t

PRIMROSE
RETIREMENT COMMUNITIES

ERIK'S

Huntington

TARGET
#8/70 in MN

THE HOME
DEPOT
#12/33 in MN

RICHFIELD
DENTISTRY

ADOGO

CLASSIC
COLLISION

Minneapolis • Saint Paul
INTERNATIONAL AIRPORT
msp
37 Million
Annual Travelers

HONOLULU POKO BOWL

CHIPOTLE
MEXICAN GRILL

Diamond
Brows
3

WING-STOP

SUBWAY
CAFÉ

FIVE GUYS

ZUPAS

DYNAMIC DRIPS
infusions • wellness

ValueCare
Veterinary Clinic

Caribou
COFFEE
Orangetheory
FITNESS

Richfield
Liquor

New Wave
Laundromat

n

OVERALL MARKET



PROPERTY SITE PLAN

E 66th Street | 11,990 VPD



Richfield Parkway | 9,300 VPD

Suite	Tenant	SF
1732	Noodles & Company	2,363
1720	River Parkway Chiropractic	1,153
1714	Great Clips	1,275
1708	European Wax Center	1,283
1704	Xfinity	1,889
1700	Nicolo	1,943



For further information contact owner's exclusive representatives.



MID-AMERICA®
Real Estate-Minnesota, LLC

5353 Wayzata Boulevard Suite 650
Minneapolis, Minnesota 55416
Direct: 952.563.6600

AMY SENN (Licensed MN Broker)
Principal / Senior Vice President
Direct: 952.563.6605
asenn@midamericagr.com



MID-AMERICA®
Real Estate Corporation

The Wrigley Building
410 North Michigan Avenue, Suite 1100
Chicago, Illinois 60611
Direct: 630.954.7300

JOE GIRARDI
Principal
Direct: 630.954.7392
j.girardi@midamericagr.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.