

LEXINGTON CENTER

FOR LEASE

4250 Lexington Avenue South | Eagan, MN | 55123



Last Space Available | Former Pizza Place

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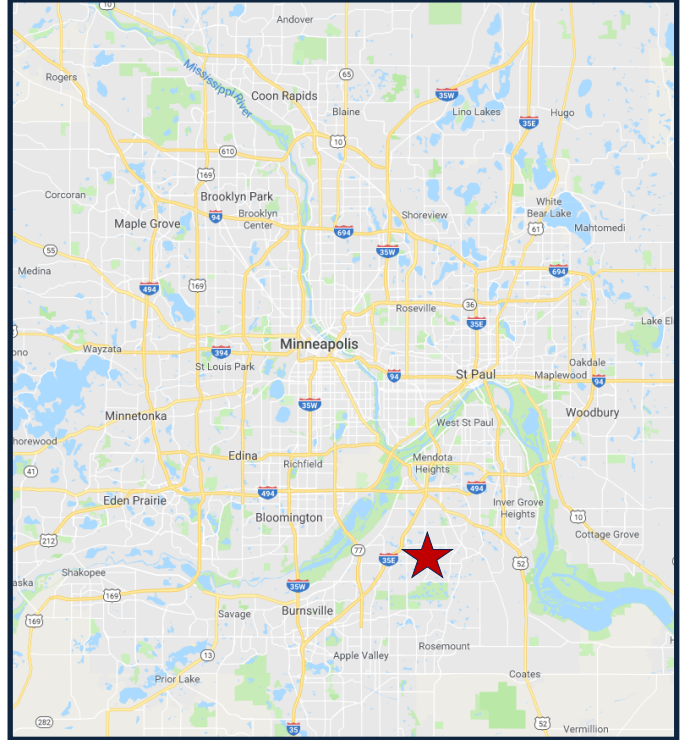
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	4250 Lexington Ave South
CITY, STATE	Eagan, MN
BUILDING SIZE	18,360 SF
YEAR BUILT	1986
LOT SIZE	2.41 Acres
SPACE AVAILABLE	1,200 SF
ASKING RENT	\$20.00 PSF Net
CAM 2021 EST.	\$6.67 PSF
RE TAXES 2021 EST.	\$5.21 PSF
CAM & TAX TOTAL EST.	\$11.88 PSF
PARKING	111 Spaces
MARKET	Southeast



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,082	60,583	126,380
DAYTIME POPULATION	2,207	44,332	81,456
MEDIAN HH INCOME	\$112,818	\$93,789	\$89,400
AVERAGE HH INCOME	\$143,544	\$120,946	\$115,128
MEDIAN AGE	40.1	38.7	38.5

TENANTS

- Subway
- Evo Body Fitness
- Fiesta Cancun Grill & Bar
- United Tobacco & Vape

COMMENTS

- Available space has furniture, fixtures, and equipment left in space and is fairly new
- The center is located at the southeast corner of Lexington Avenue and Diffley Road in Eagan, MN. Across from the Goat Hill Park baseball fields; this center becomes a hotbed for consumer activity during the spring, summer and even fall months due to the high volume of sporting events hosted here

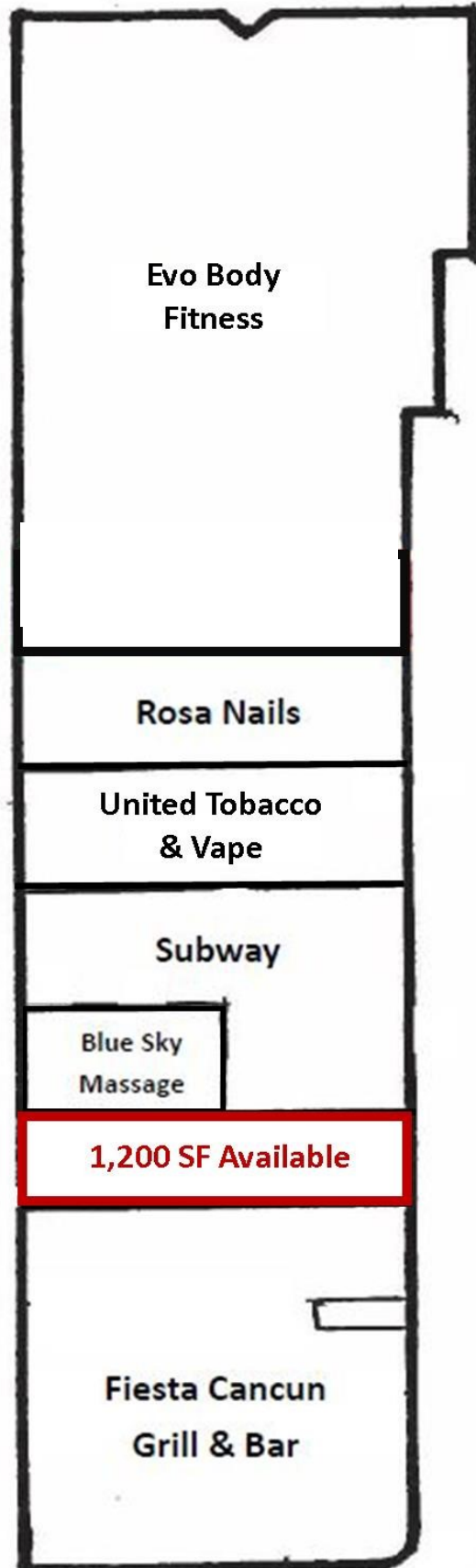
MAJOR AREA TENANTS

- Walgreens
- Cub Foods
- McDonald's
- Holiday Gas Station
- Dunn Bros Coffee

TRAFFIC COUNTS

LEXINGTON AVE S	15,000 VPD
DIFFLEY RD	12,000 VPD







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