

THE SHORES

FOR LEASE

3150 Lexington Ave N | Shoreview MN | 55126



1,436-2,344 SF of Retail Available

Blake Martin

612.465.8521

blake@upland.com

Rob Kost, CCIM

612.465.8530

rob@upland.com

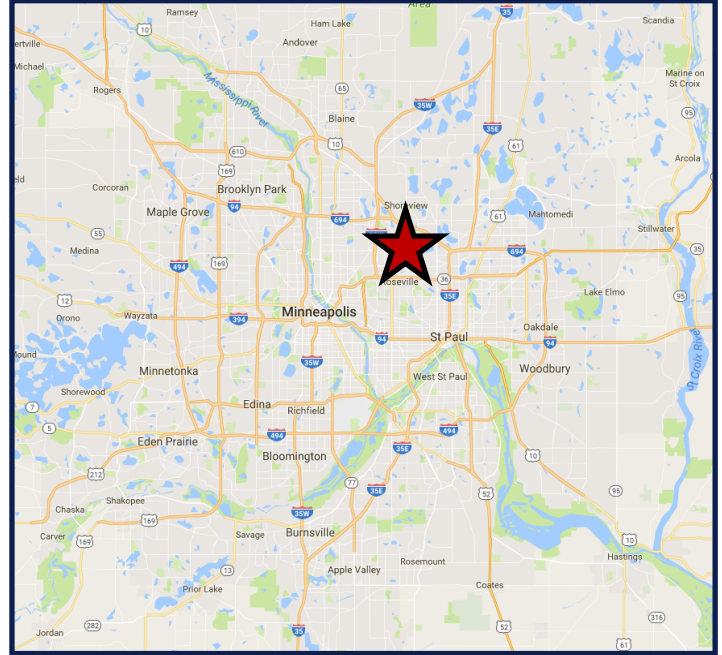
UPLAND
REAL ESTATE GROUP, INC.

sherman
ASSOCIATES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	3150 Lexington Ave N
CITY, STATE	Shoreview, MN
SPACE AVAILABLE	3,690 SF Total 1,346 SF end cap near parking lot 2,344 SF (Former Salon)
LEASE RATE	\$8.00-\$12.00
CAM & TAX 2019	\$8.00 PSF
UTILITIES	Tenant Pays Separately
COUNTY	Ramsey
PARKING	Surface parking for customers and garage parking for tenant staff
LEASE STRUCTURE	Modified Gross

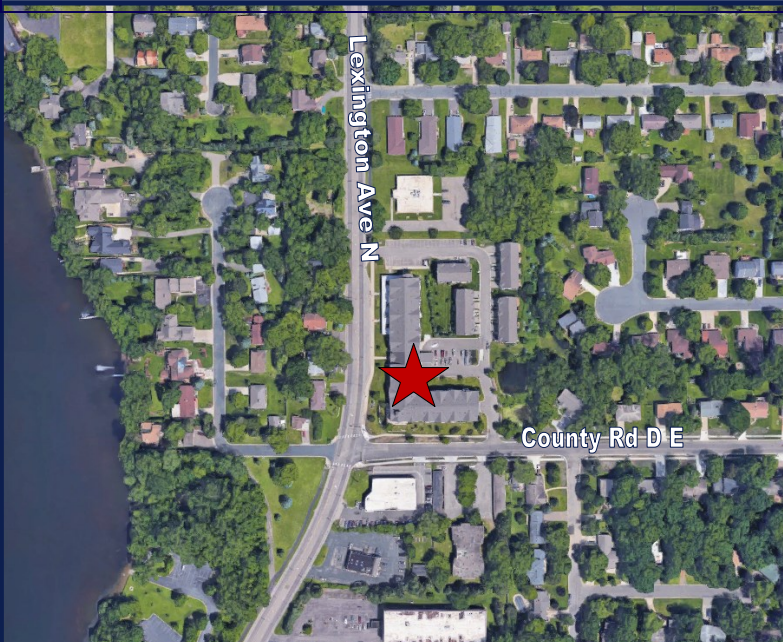


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	9,058	65,806	218,178
DAYTIME POPULATION	5,771	68,234	142,819
MEDIAN HH INCOME	\$77,204	\$63,977	\$60,354
AVERAGE HH INCOME	\$102,527	\$89,675	\$85,193
MEDIAN AGE	47.1	42	38.2

TRAFFIC COUNTS

LEXINGTON AVE N	11,900 VPD
COUNTY ROAD D W	2,500 VPD



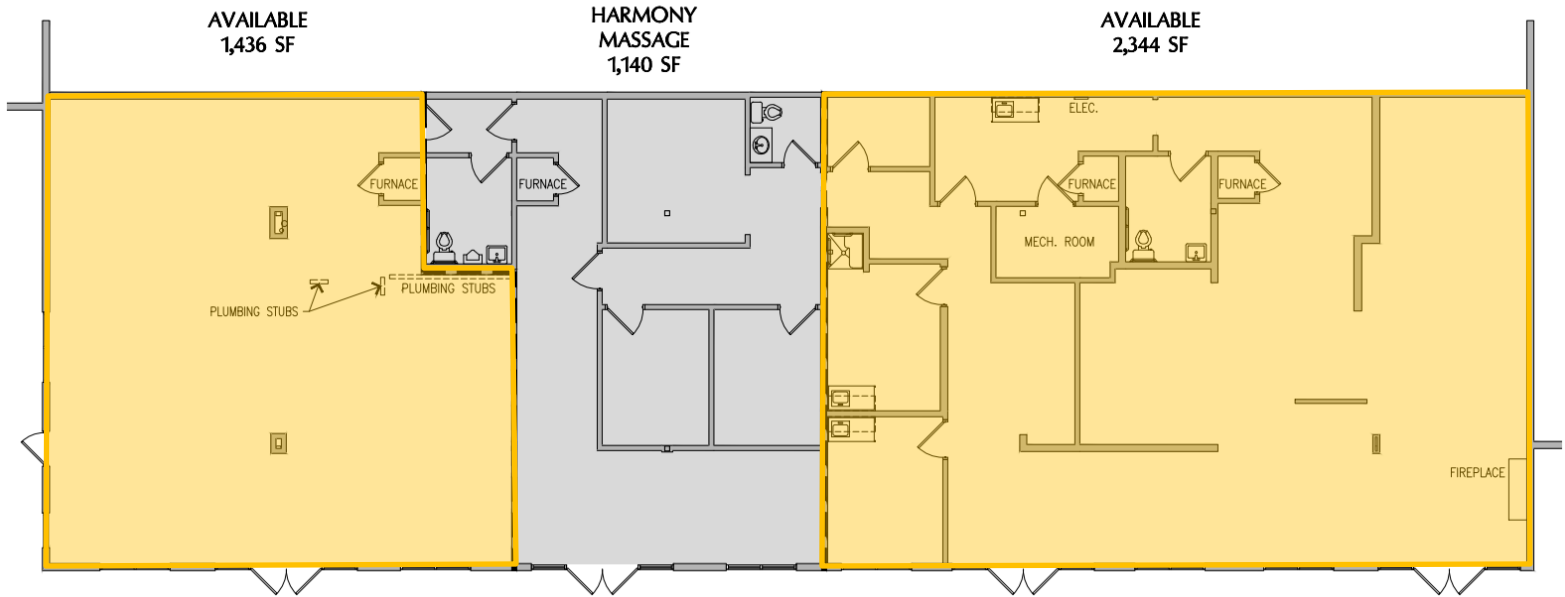
COMMENTS

- Private Covered patios available for commercial tenants.
- Ample street parking with a commercial designated lot.
- Beautiful mixed-use project with senior housing above and retail space on the street level.
- The property has an existing massage tenant.
- Conveniently located within walking distance to Lake Josephine.

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SITE PLAN

