

Lexington Center

Eagan | MN

For Lease



UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	4250 Lexington Ave South
City, State	Eagan, MN 55123
Building Size	18,360 SF
Year Built	1986
Lot Size	2.41 Ac
Asking Rent	\$20.00 PSF Net
CAM 2025 Est.	\$8.12 PSF
RE Taxes 2025 Est.	\$5.13 PSF
CAM & Tax Total Est.	\$13.25 PSF
Parking	111 Spaces

Monument Signage



Location Highlights:

- Heavily trafficked neighborhood center
- Near multiple public schools and athletic fields



Population		Median HH Income		Average HH Income		Median Age	
1 Mile	8,954	1 Mile	\$128,646	1 Mile	\$158,551	1 Mile	40.4
3 Miles	56,771	3 Miles	\$107,438	3 Miles	\$137,869	3 Miles	39.6
5 Miles	131,218	5 Miles	\$100,860	5 Miles	\$126,350	5 Miles	38.9



Across Lexington Ave from
Lexington-Diffley Athletic Fields



Interior Highlights:

- Large outdoor patio space perfect for restaurant, daycare, dog training, etc.

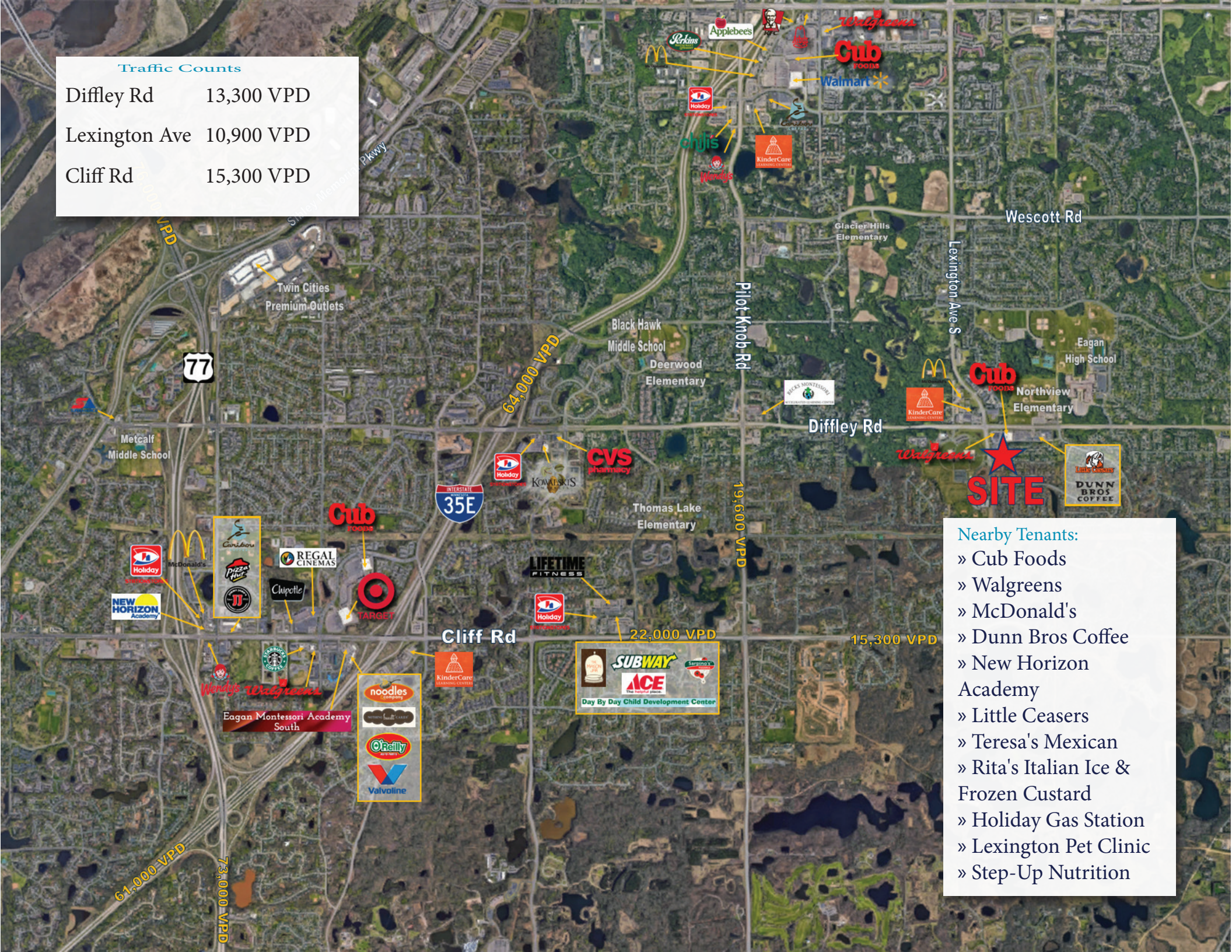


Next to Walgreens and Cub Foods



Traffic Counts

Diffley Rd 13,300 VPD
 Lexington Ave 10,900 VPD
 Cliff Rd 15,300 VPD



- Nearby Tenants:**
- » Cub Foods
 - » Walgreens
 - » McDonald's
 - » Dunn Bros Coffee
 - » New Horizon Academy
 - » Little Ceasars
 - » Teresa's Mexican
 - » Rita's Italian Ice & Frozen Custard
 - » Holiday Gas Station
 - » Lexington Pet Clinic
 - » Step-Up Nutrition



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