UP TO 1,000 SF OF RETAIL SPACE GAUGHAN

LEXINGTON DOWNS

3470 LEXINGTON AVE, SHOREVIEW, MN 55126

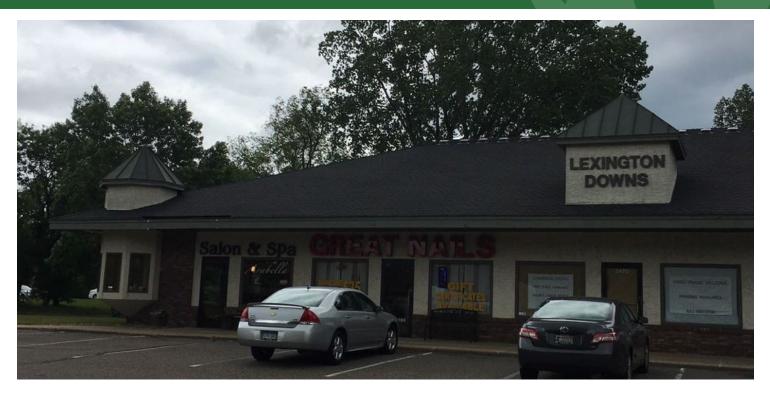


DAN HEBERT

Senior Vice President 651.255.5558 danhebert@gaughancompanies.com

EXECUTIVE SUMMARY

3470 LEXINGTON AVE, SHOREVIEW, MN 55126



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$12 - \$14 NNN

2016 CAM & Taxes: \$7.23

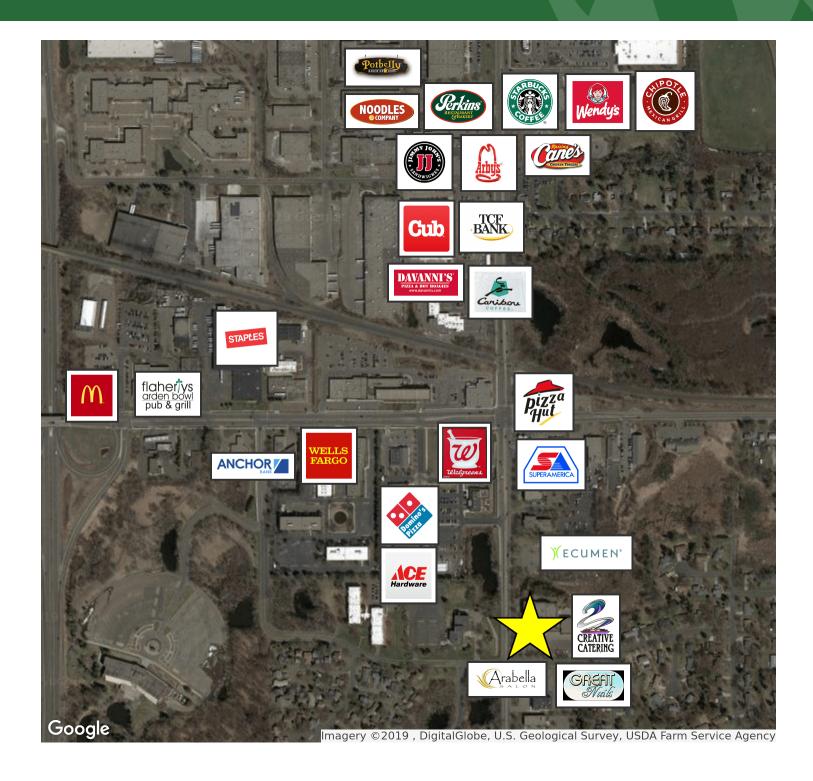
Building Size: 5,200 SF

PROPERTY HIGHLIGHTS

- 1,000 2,000 SF
- Located on Lexington Ave and Harriet
- Easy Access to Cty Rd E
- Building Tenants: Arabella Salon, Creative Catering, Great Nails, Inc.
- Building Signage Available
- 14,200+ VPD on Lexington Ave

RETAILER MAP

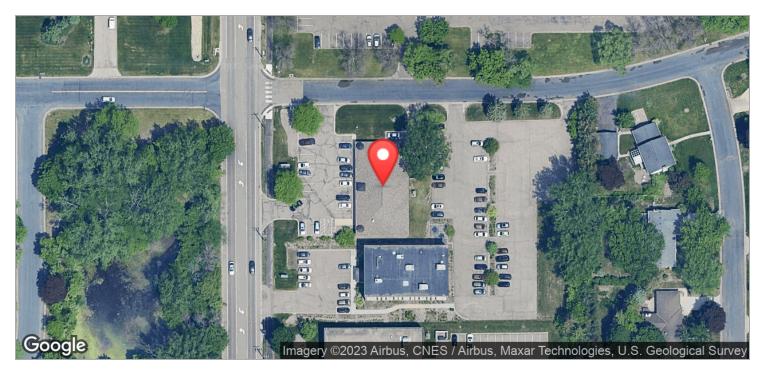
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LOCATION MAPS

3470 LEXINGTON AVE, SHOREVIEW, MN 55126







DEMOGRAPHICS MAP

3470 LEXINGTON AVE, SHOREVIEW, MN 55126

Coon F	Rapids	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	Blaine 35W	Lino Lakes Hugo	
	Circle Pir	es 35E	
94 (610)	10	61)	95)
Osseo	47)		35)
Brooklyn Park		White	33
Brooklyn			
Maple Grove Center	New Brighton		
55	Arden Hil	Is	Stillwater
Medina		694	36 Oak Park
(169)			Heights
Plymouth Colden Velley	Roseville	36	
Golden Valley		35F	Lake Elmo
Wayzata 394 MII	nneapolis		Hudson
St Louis Park	94	St Paul Maplewood	Lakeland
	35W	St Paul Maplewood	
Googlainnetonka		ot St David Woodb	lake St
COCCEPTITITIETOTIKA	We	st St Paul	Map data ©2023 Google
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,983	54,772	168,866
MEDIAN AGE	43.3	42.5	40.1
MEDIAN AGE (MALE)	40.8	40.2	38.3
MEDIAN AGE (FEMALE)	45.1	44.6	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,153	23,138	72,494
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$90,301	\$84,814	\$78,211
AVERAGE HOUSE VALUE	\$325,561	\$300,031	\$294,649
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.6%	88.9%	84.6%
% BLACK	2.0%	3.6%	5.8%
% ASIAN	3.0%	4.6%	6.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.2%	0.8%	1.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.9%	2.4%	4.3%

^{*} Demographic data derived from 2020 ACS - US Census

