

UP TO 1,000 SF OF RETAIL SPACE **GAUGHAN**

LEXINGTON DOWNS

3470 LEXINGTON AVE, SHOREVIEW, MN 55126



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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

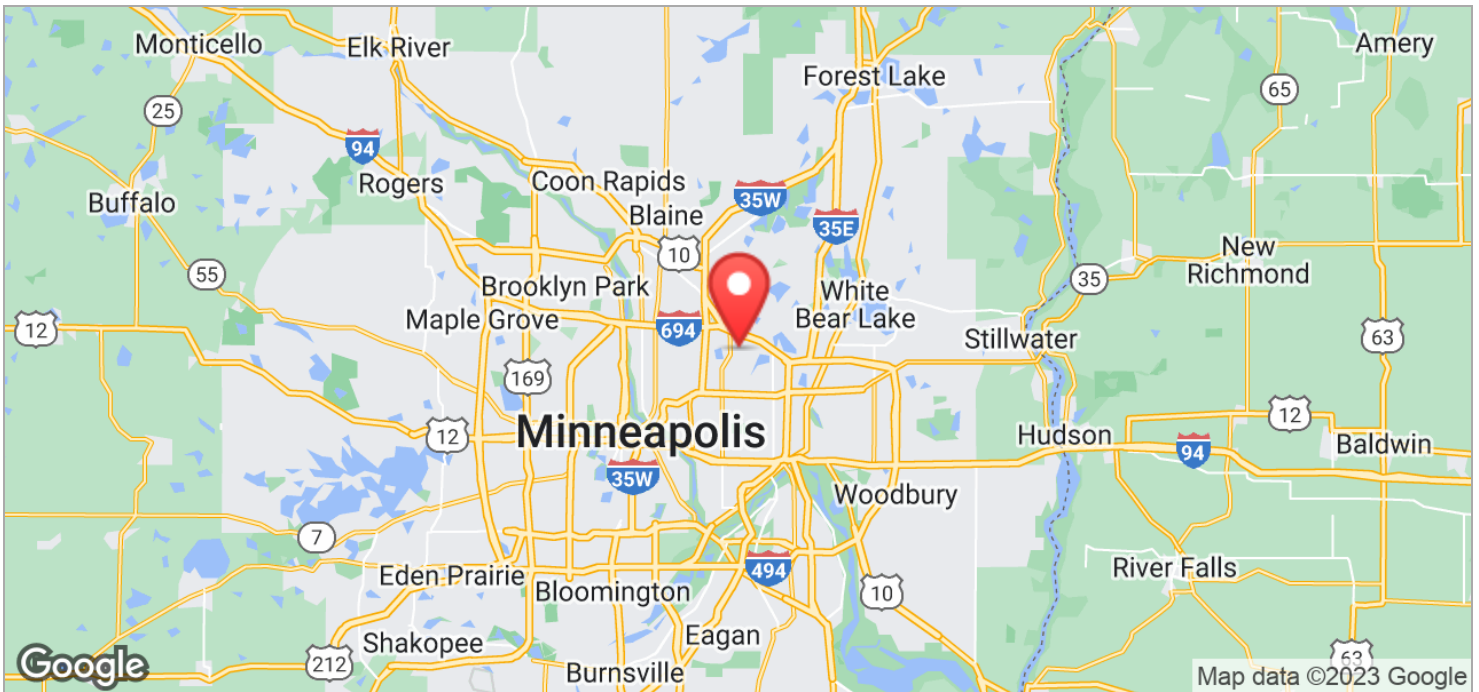
RETAILER MAP

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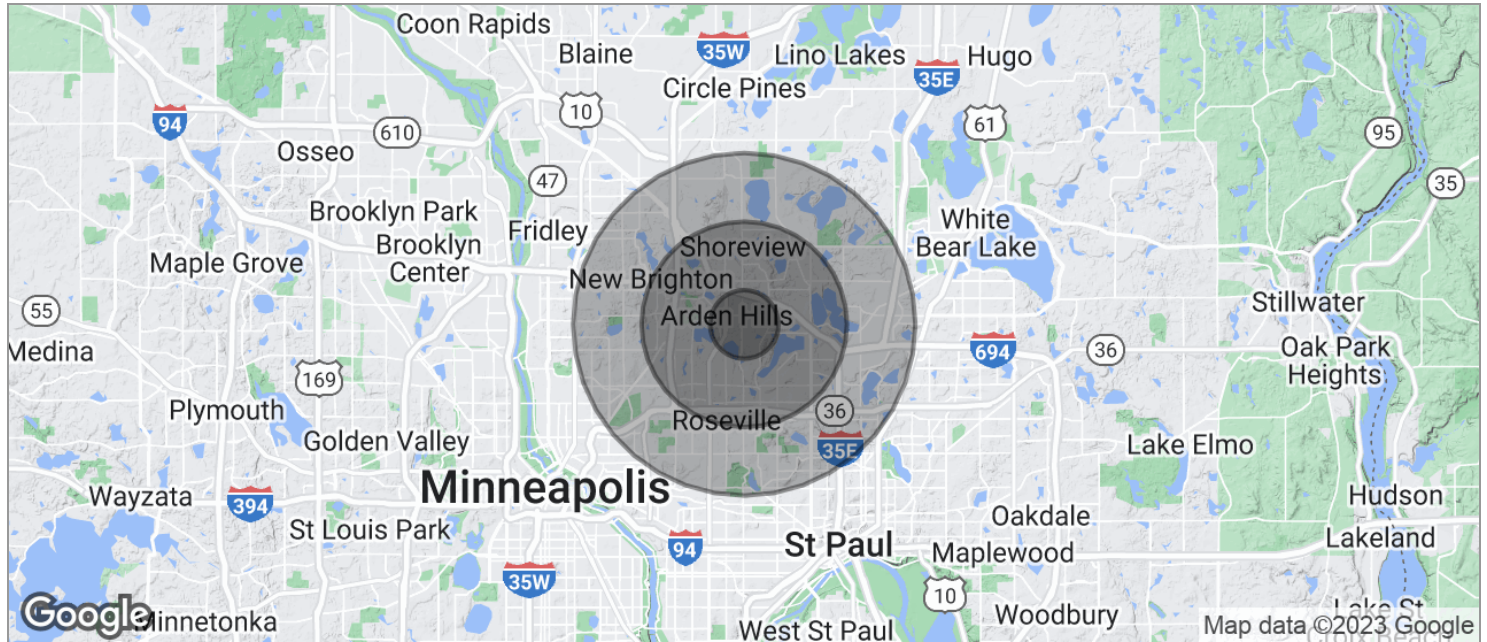
LOCATION MAPS

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DEMOGRAPHICS MAP

3470 LEXINGTON AVE, SHOREVIEW, MN 55126



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