



PREMIER
COMMERCIAL
PROPERTIES



For Sale or Lease

10301 Lexington Ave NE
Blaine, Minnesota 55014

PROPERTY DETAILS

- 9,461 rentable square feet of retail, office or medical space located just off I-35W & Lexington Avenue
- Signage & access to Lexington Ave NE - 31,794 vehicles per day
- Across the street from Fleet Farm; adjacent to WalMart
- Incredible retail demographics
- Multi-tenant retail set-up, Landlord will demise the space to approximately 3,000sf
- Signalized intersection

PROPERTY DETAILS

SALE PRICE: \$1,300,000
PROPERTY TAXES: \$24,016.59
LEASE RATE: \$16.00/SF
CAM/TAXES: EST. \$5.31/SF (2018)

FOR MORE INFORMATION, CONTACT

Marty Fisher
763.862.2005
mfisher@premiercommercialproperties.com



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Total building size 9,461 square feet

Built in 1987

Land size 3.73 gross acres 3.31 net acres

Concrete block, asphalt shingle roof

Mechanicals new (2 years)

Natural gas, city water and sewer

50 marked surface stalls

5.56/1,000sf

Access frontage along Lexington Ave NE





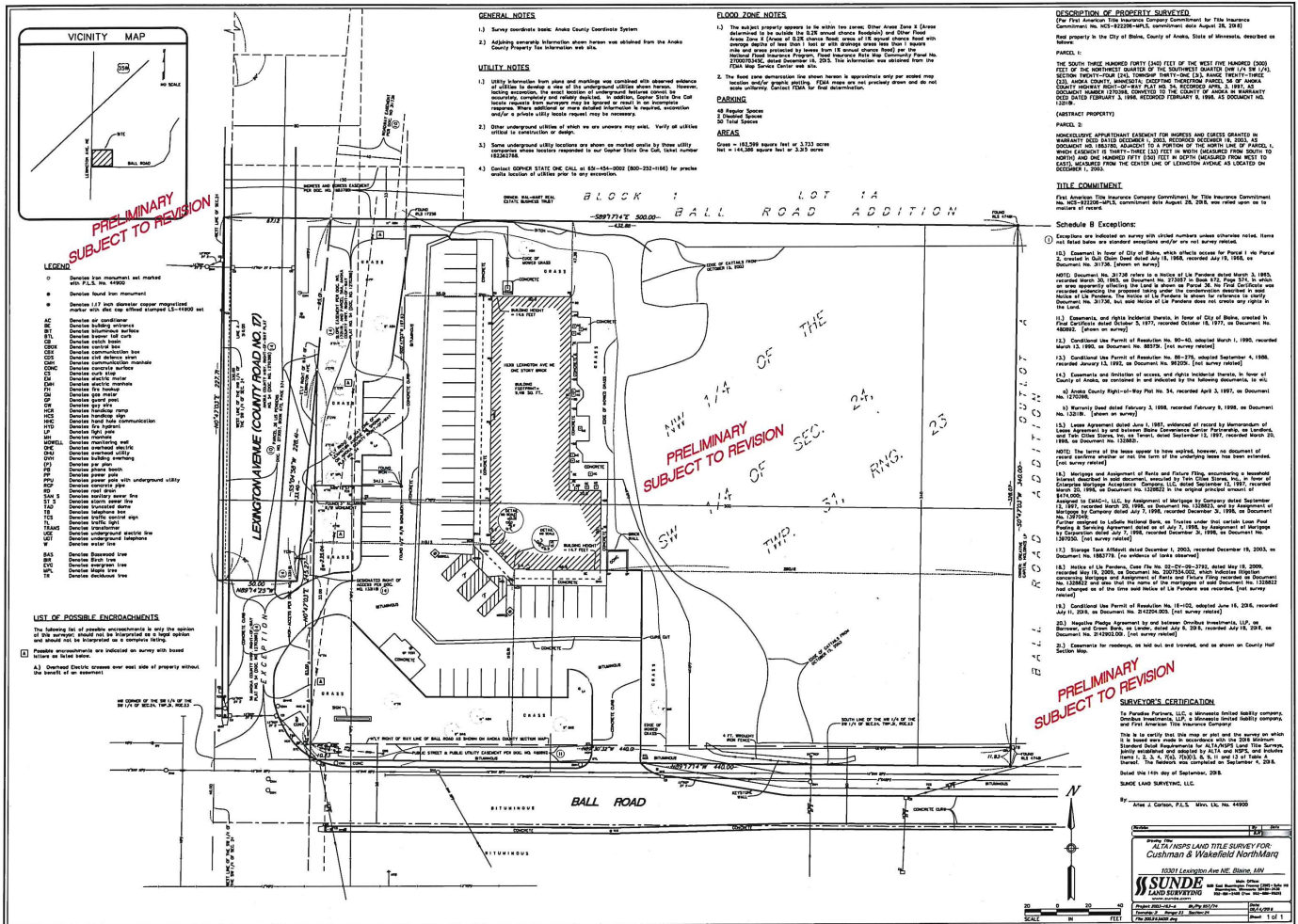
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Internal dimensions: 122' long x 47' deep
Access from Lexington Ave NE, right in only. Full access from Ball Road NE.



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Facing I-35W & Lexington Ave NE



Facing Fleet Farm - Signalized intersection



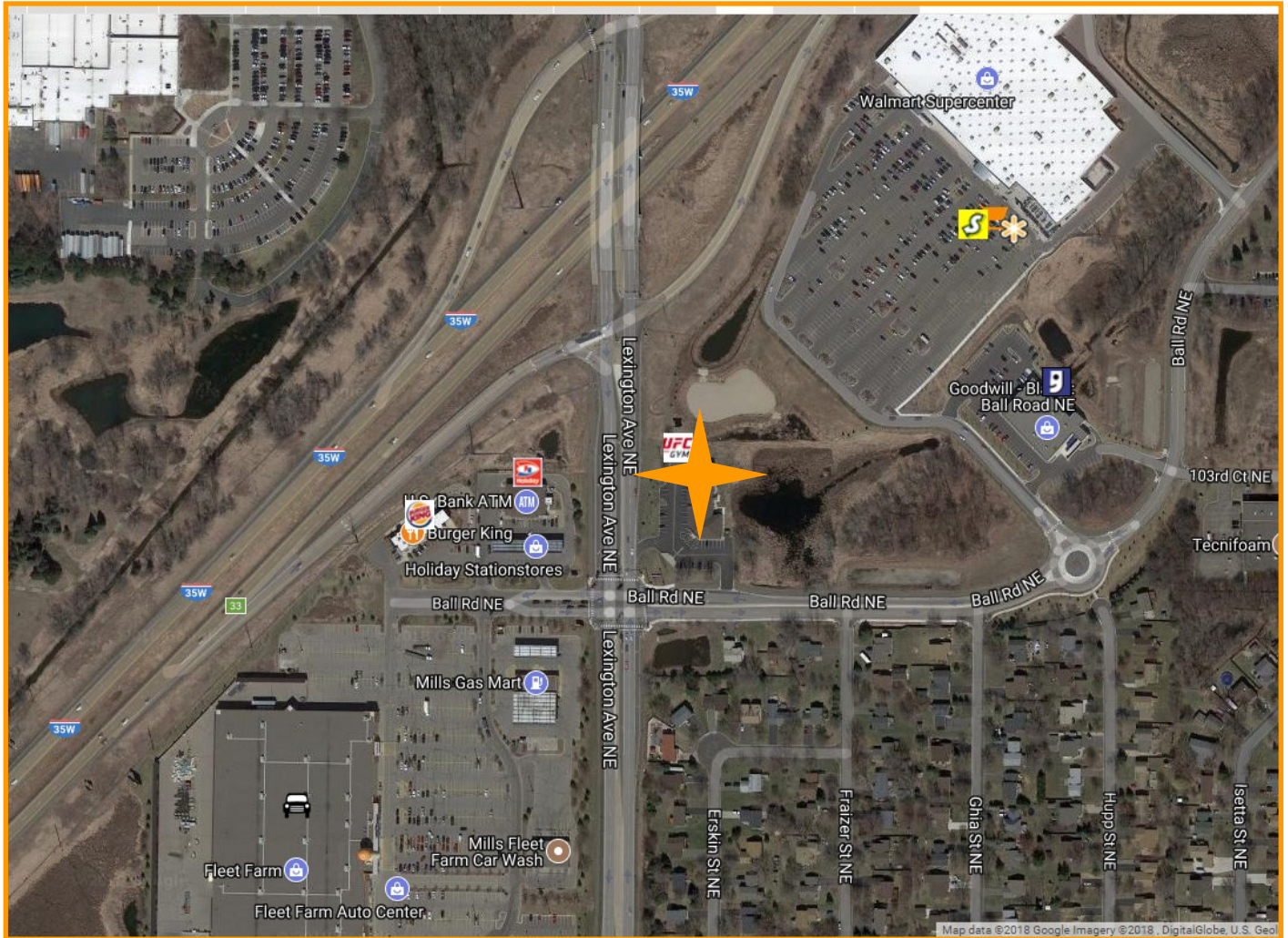
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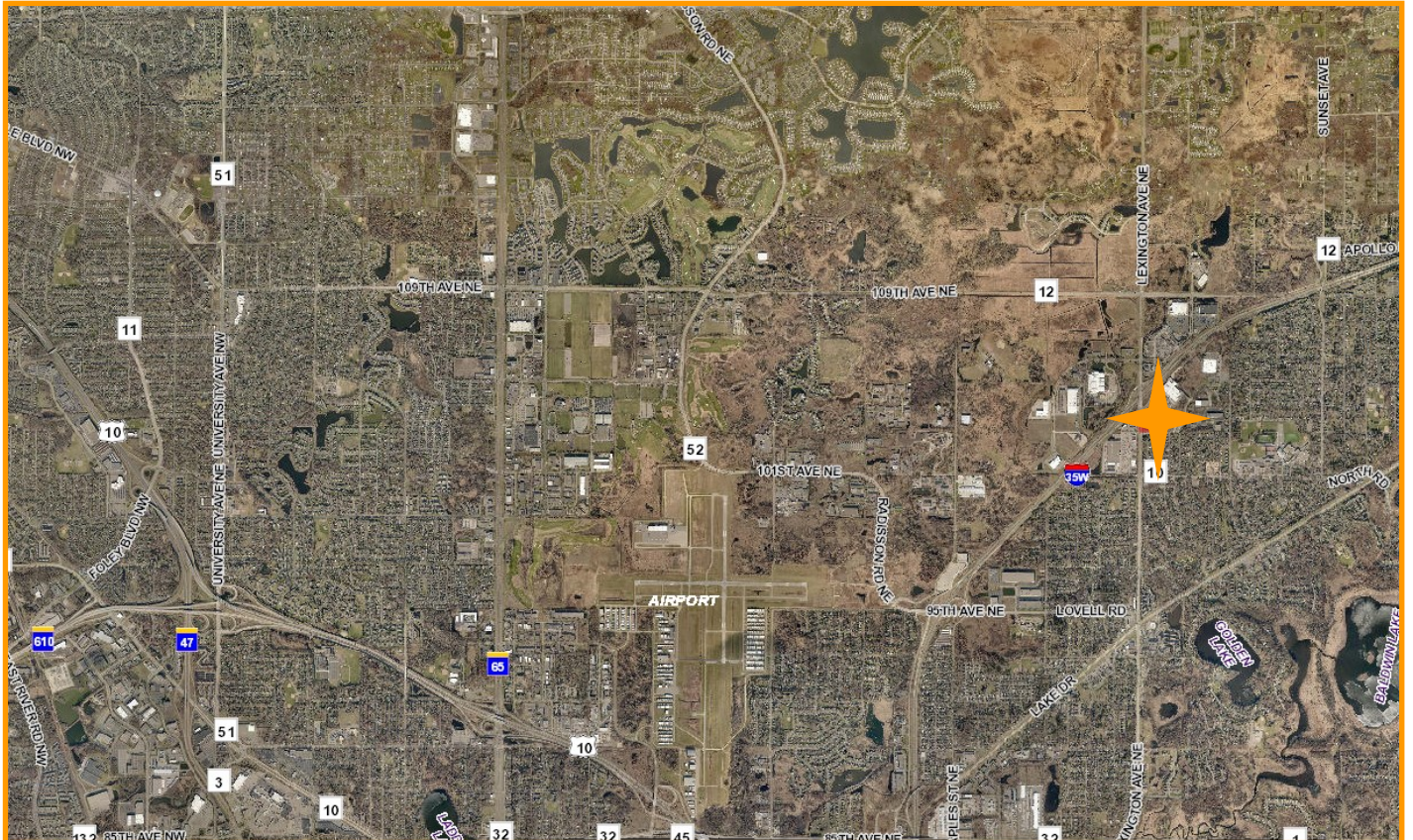
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DEMOGRAPHICS (2018)

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	5,658	38,958	111,543
Total Households	2,045	13,748	41,237
Average Household Income	\$89,084	\$110,333	\$103,272