

# LEXINGTON CENTER

## FOR LEASE

4250 Lexington Avenue South | Eagan, MN | 55123



Last Space Available | Former Pizza Place

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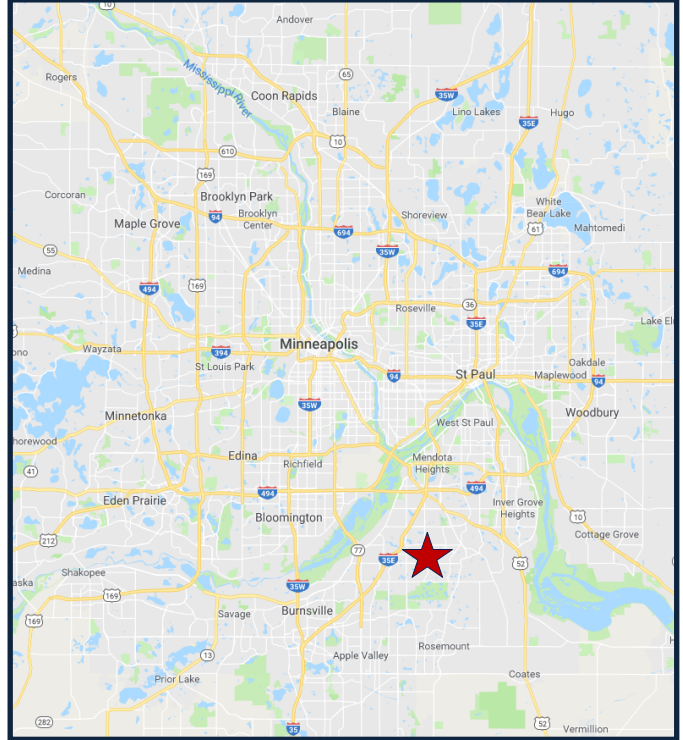
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	4250 Lexington Ave South
<b>CITY, STATE</b>	Eagan, MN
<b>BUILDING SIZE</b>	18,360 SF
<b>YEAR BUILT</b>	1986
<b>LOT SIZE</b>	2.41 Acres
<b>SPACE AVAILABLE</b>	1,200 SF
<b>ASKING RENT</b>	\$20.00 PSF Net
<b>CAM 2019 EST.</b>	\$6.41 PSF
<b>RE TAXES 2019 EST.</b>	\$4.37 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$10.78 PSF
<b>PARKING</b>	111 Spaces
<b>MARKET</b>	Southeast



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	8,082	60,583	126,380
<b>DAYTIME POPULATION</b>	2,207	44,332	81,456
<b>MEDIAN HH INCOME</b>	\$112,818	\$93,789	\$89,400
<b>AVERAGE HH INCOME</b>	\$143,544	\$120,946	\$115,128
<b>MEDIAN AGE</b>	40.1	38.7	38.5

**TENANTS**

- Subway
- Evo Body Fitness
- Fiesta Cancun Grill & Bar
- United Tobacco & Vape

**COMMENTS**

- Available space has furniture, fixtures, and equipment left in space and is fairly new
- The center is located at the southeast corner of Lexington Avenue and Diffley Road in Eagan, MN. Across from the Goat Hill Park baseball fields; this center becomes a hotbed for consumer activity during the spring, summer and even fall months due to the high volume of sporting events hosted here

**MAJOR AREA TENANTS**

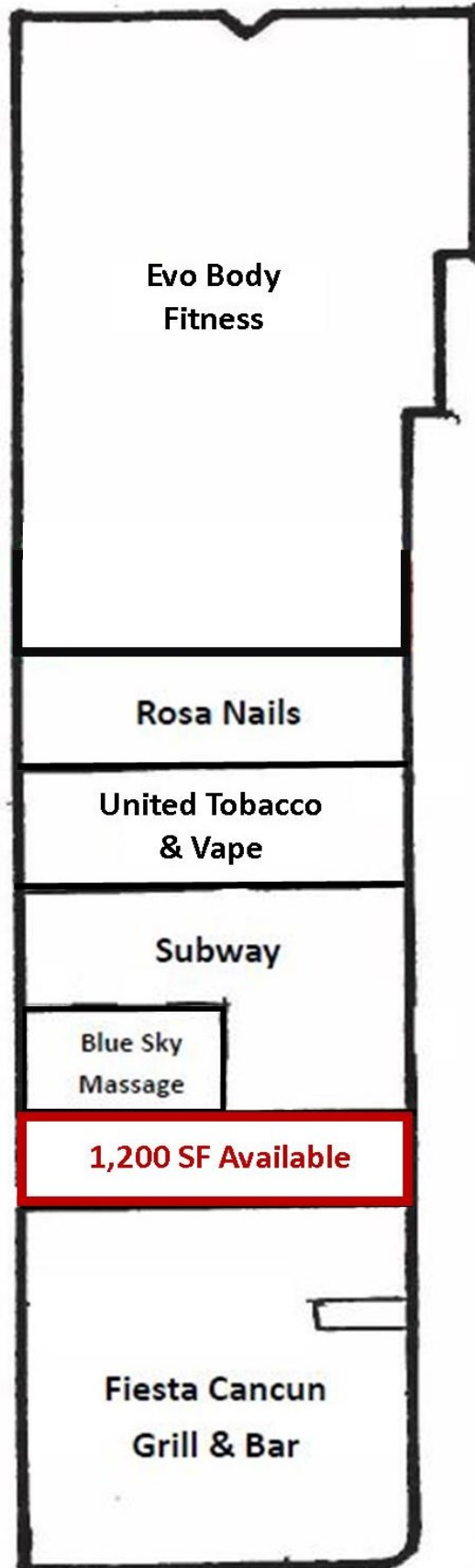
- Walgreens
- Cub Foods
- McDonald's
- Holiday Gas Station
- Dunn Bros Coffee

**TRAFFIC COUNTS**

<b>LEXINGTON AVE S</b>	15,000 VPD
<b>DIFFLEY RD</b>	12,000 VPD











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