

Lexington Center

Eagan | MN

For Lease

4,130 SF

UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612.436.1122
chad@upland.com

Samuel Gerlach
612.465.8529
sam@upland.com

UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

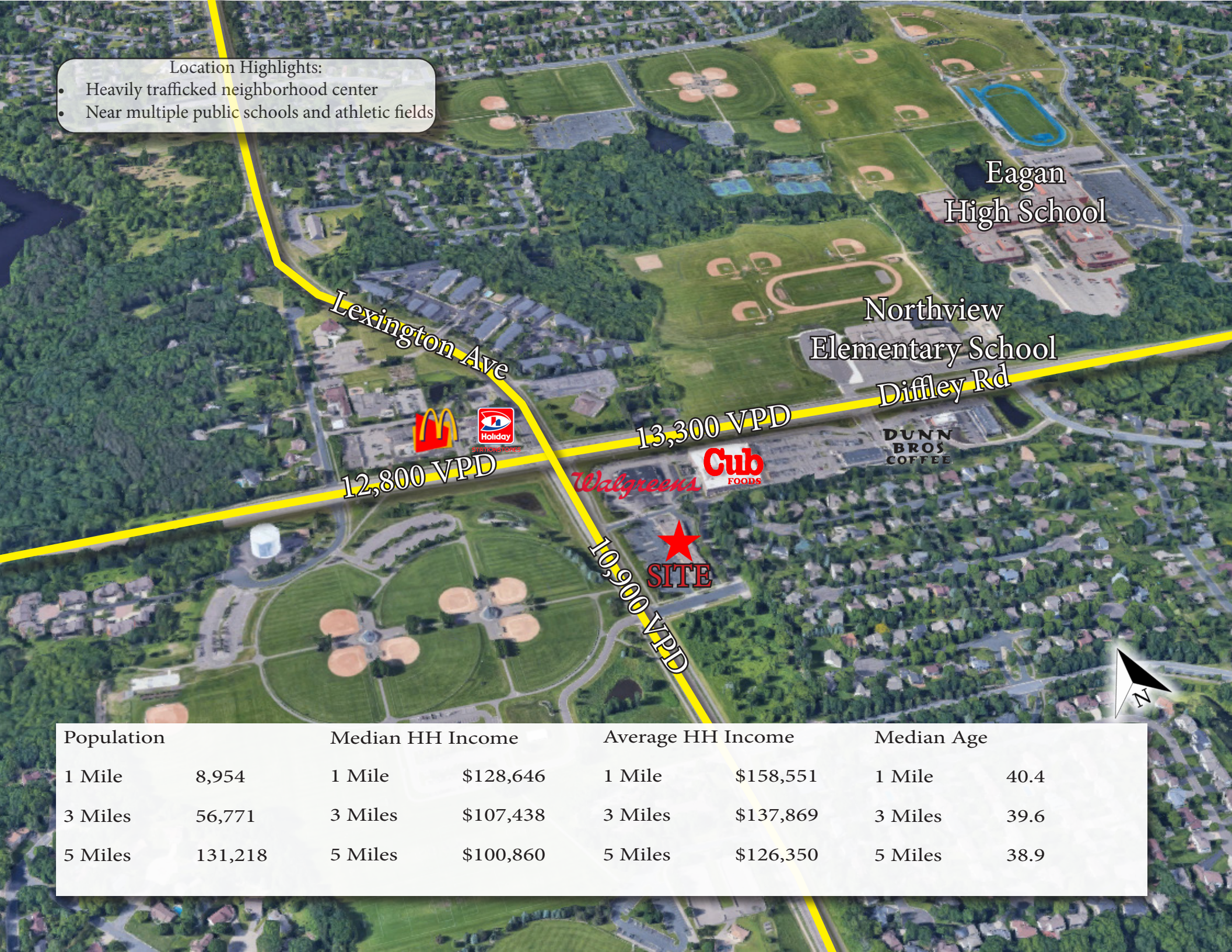
| | |
|----------------------|--------------------------|
| Address | 4250 Lexington Ave South |
| City, State | Eagan, MN 55123 |
| Building Size | 18,360 SF |
| Year Built | 1986 |
| Lot Size | 2.41 Ac |
| Space Available | 4,130 SF |
| Asking Rent | \$20.00 PSF Net |
| CAM 2024 Est. | \$8.12 PSF |
| RE Taxes 2024 Est. | \$5.15 PSF |
| CAM & Tax Total Est. | \$13.27 PSF |
| Parking | 111 Spaces |

Monument Signage



Location Highlights:

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



Eagan
High School

Northview
Elementary School
Diffley Rd

Lexington Ave



12,800 VPD

13,300 VPD

Walgreens

Cub
FOODS

DUNN
BROS
COFFEE

10,900 VPD

★
SITE



| 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 |



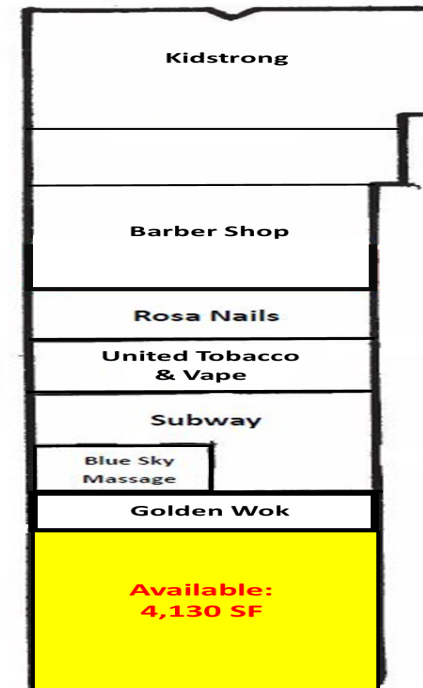
Across Lexington Ave from
Lexington-Diffley Athletic Fields



Next to Walgreens and Cub Foods

Interior Highlights:

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



End-Cap Opportunity

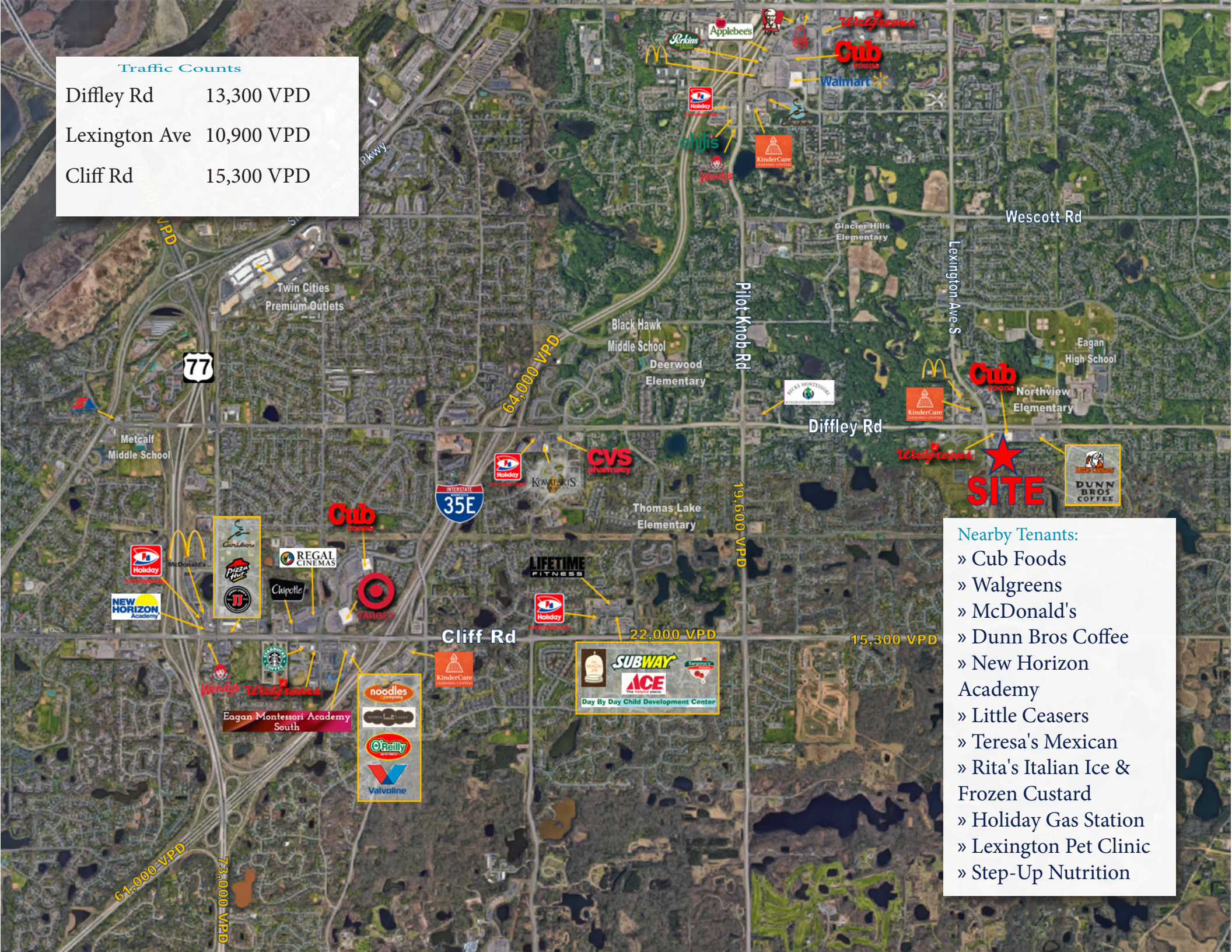
4,130 SF

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



UPLAND
REAL ESTATE GROUP, INC.

Chad Sturm
612-436-1122
chad@upland.com

Samuel Gerlach
612-465-8529
sam@upland.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT OR BUYER MUST VERIFY ANY INACCURACIES