



NEW CONSTRUCTION  
4270 Lexington Ave  
Eagan, MN  
For Sale or For Lease



**REDUCED SALE PRICE: \$5,750,000**

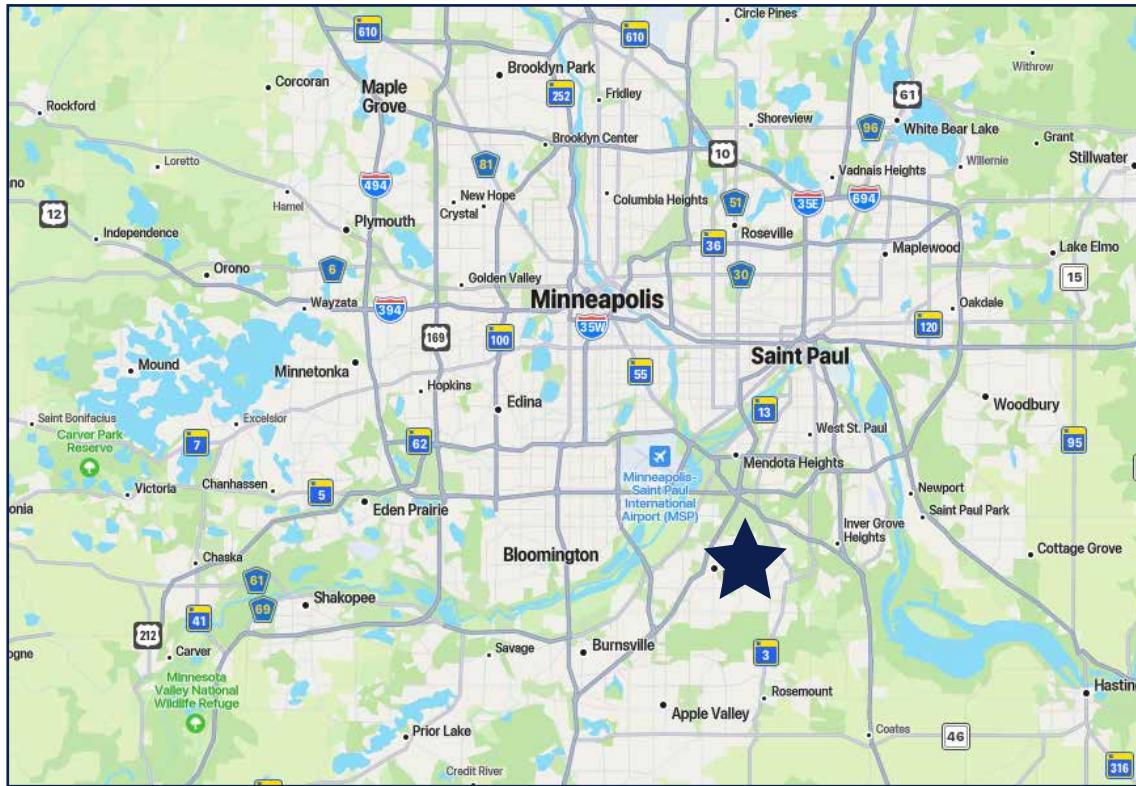
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JOSH HUEMPFNER  
612.465.8522  
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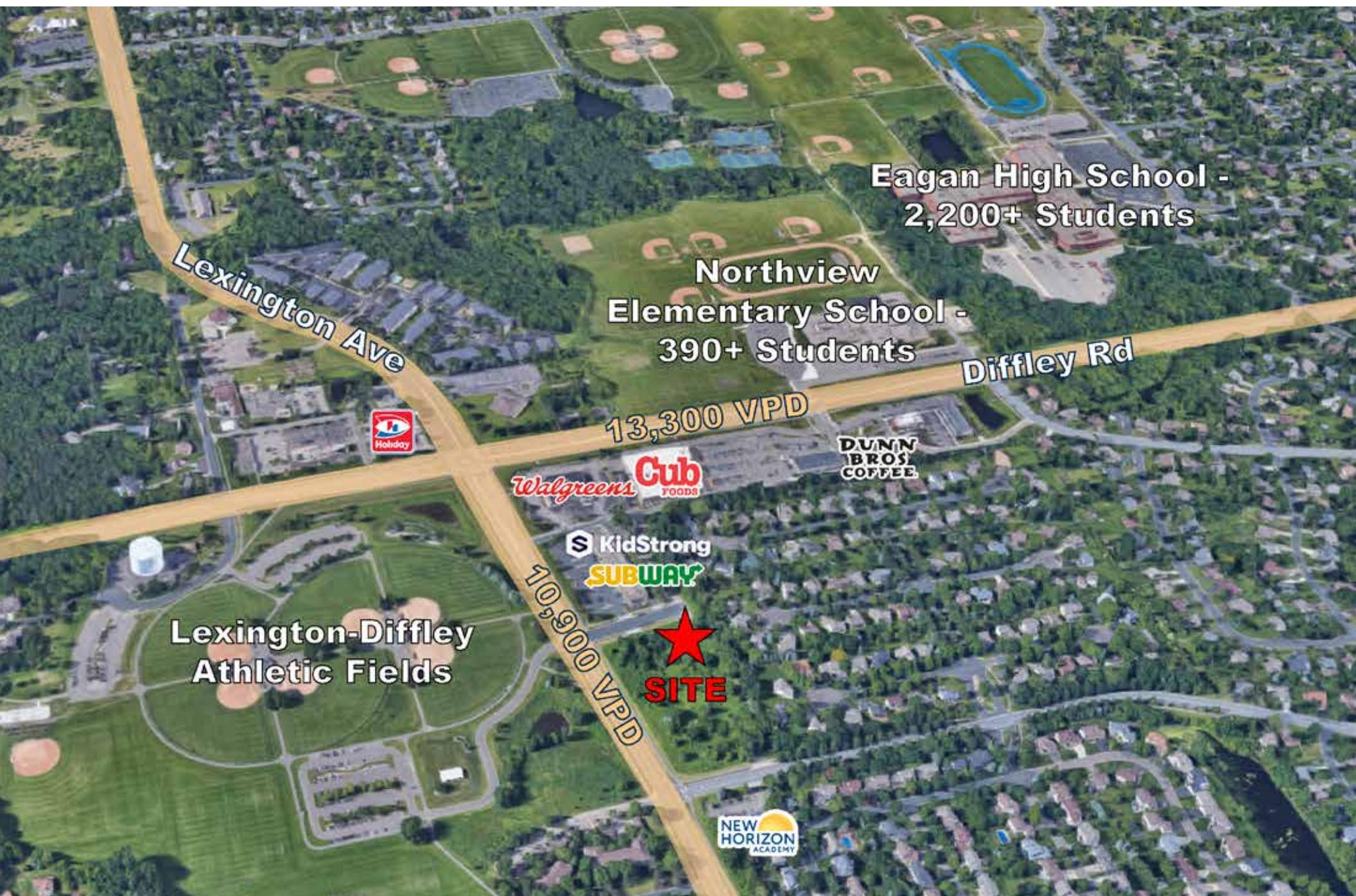
<b>ADDRESS</b>	4270 Lexington Ave
<b>CITY, STATE</b>	Eagan, MN
<b>BUILDING SIZE</b>	11,645 SF
<b>PLAYGROUND SIZE</b>	11,054 SF
<b>SALE PRICE</b>	\$5,750,000
<b>LEASE RATE</b>	\$48.00 Net
<b>TAX 2025</b>	\$12,660 (\$1.09 PSF)
<b>YEAR BUILT</b>	2025
<b>COUNTY</b>	Dakota
<b>ZONING</b>	PD - Planned Development
<b>PARKING</b>	36 Surface Spaces

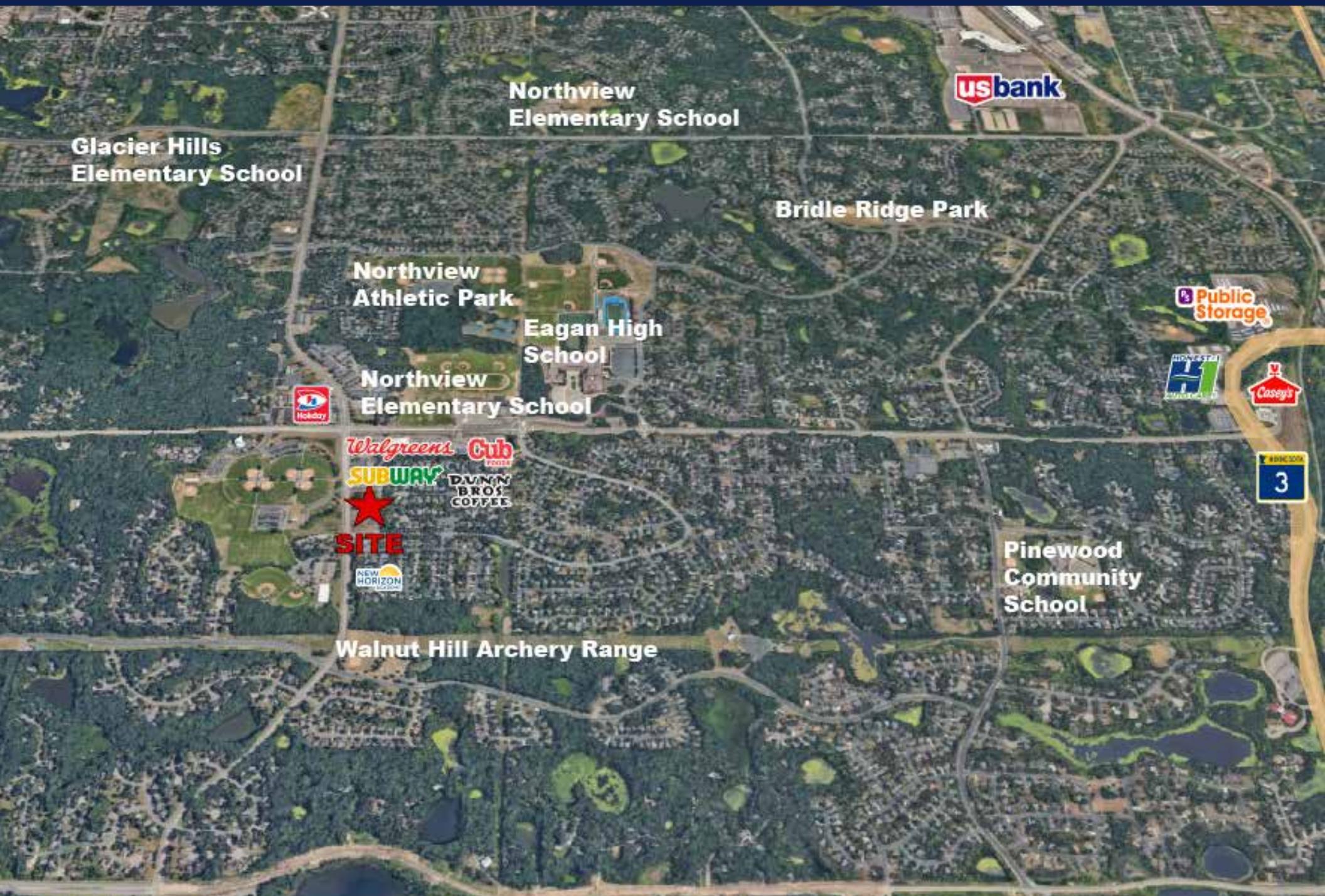


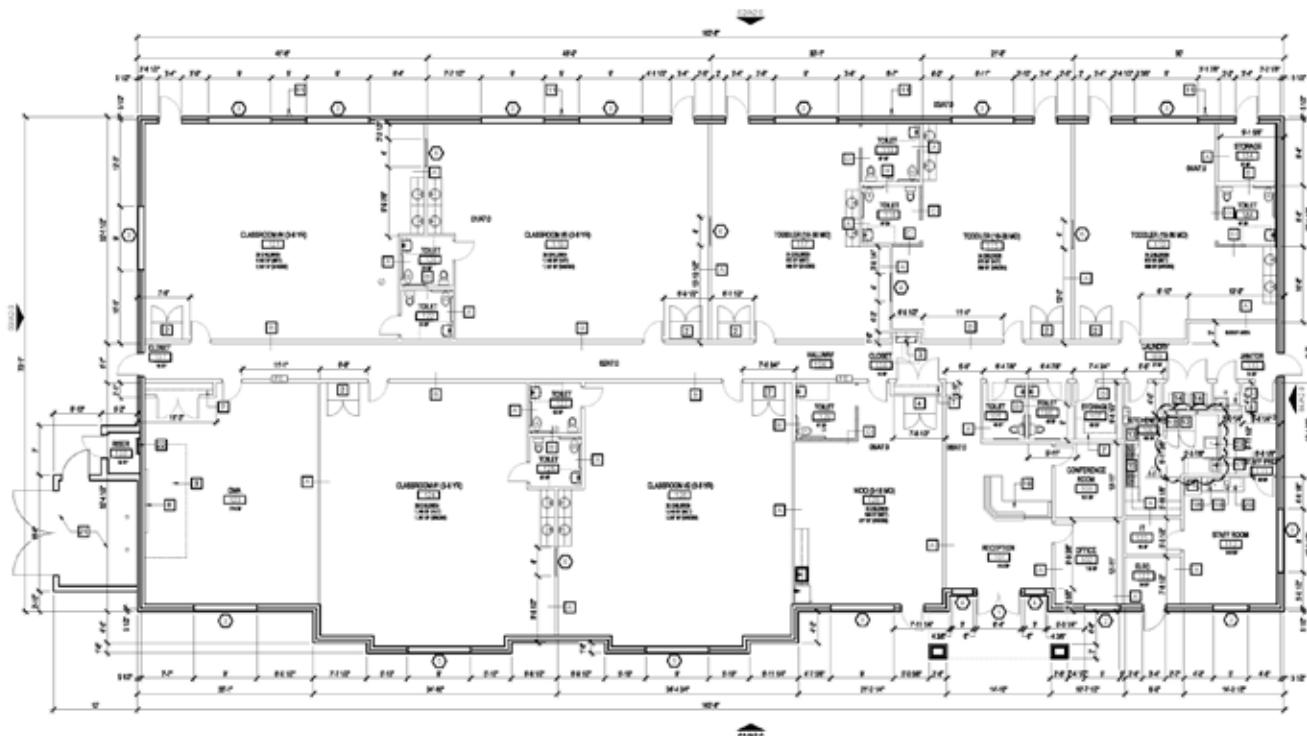
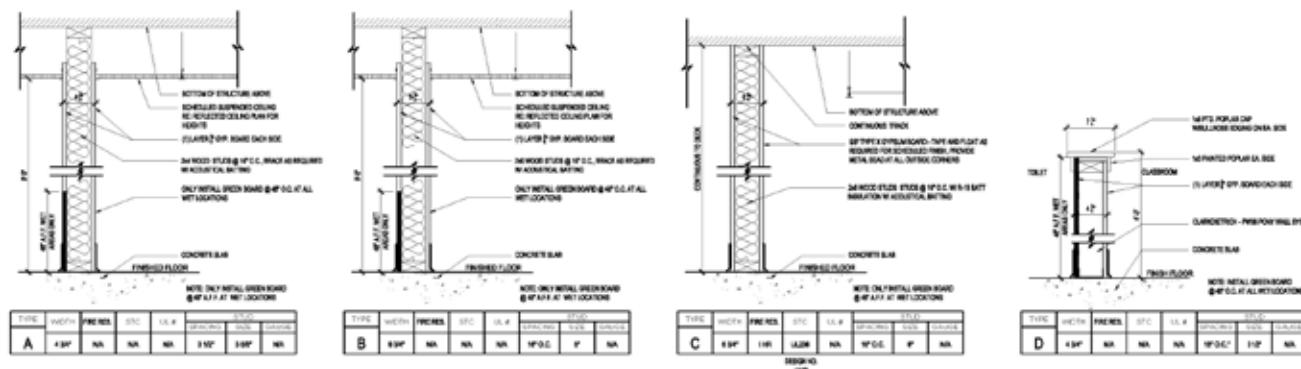
#### HIGHLIGHTS

- The site is in Eagan in Dakota County, Minnesota, a southern suburb of St. Paul & Minneapolis
- It is situated on Lexington Ave, just south of Diffley Rd with high daily traffic volumes of 10,900 cars
- Adjacent to Walgreens, Cub Foods, and the Lexington Center
- 5-Mile Population of 133,348 & 1-Mile Average Household Income of \$163,426
- Daycares are the permitted use under the zoning and development agreement with the city of Eagan. All other uses to be submitted, reviewed and approved at planning and city council.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	7,299	55,768	133,348
MEDIAN AGE	41.9	40.6	40.0
MEDIAN HH INCOME	\$140,194	\$118,042	\$111,446
AVERAGE HH INCOME	\$163,426	\$151,937	\$143,176







## HIGHER GROUND of EAGAN, MN

53742

ELLEN UGHENE JUBO  
ARCHITECT

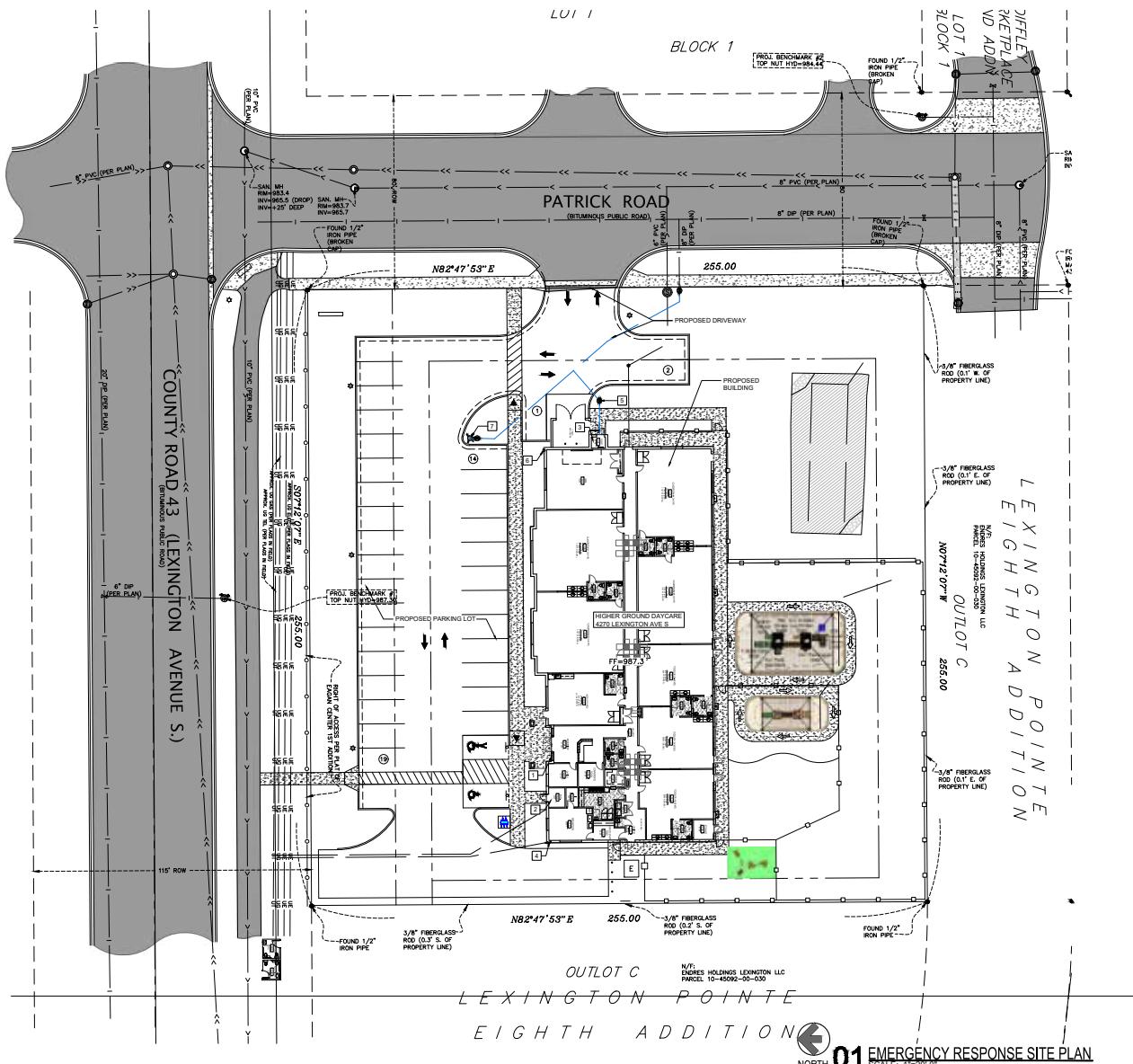
1000 J. Neurosci., November 1, 2006 • 26(44):9993–10000

REVISIONS
06/23/13 ISSUE FOR PERMIT
06/23/13 CITY COMMENTS
06/23/13 CITY COMMENTS
06/23/13 API COMMENTS
06/23/13 API-4
06/23/13 REVISION 4
06/23/13 REVISION 4
06/24/13 REVISION 5
06/24/13 REVISION 5

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

**FLOOR PLAN**

A1.0



## CODE ANALYSIS

**TYPE OF CONSTRUCTION = II-B**

## KEYED NOTES

- KEY BOX
- ELECTRICAL MAIN SHUT-OFF
- FIRE ALARM PANEL
- GAS METER
- WATER SHUT-OFF
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT

## HIGHER GROUND of EAGAN, MN

4270 LEXINGTON AVE S  
EAGAN, MN 55122

PROJECT NO. **ALLEN OGHENEJOBO** ARCHITECT

I hereby certify that this plan, specifications, or report were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

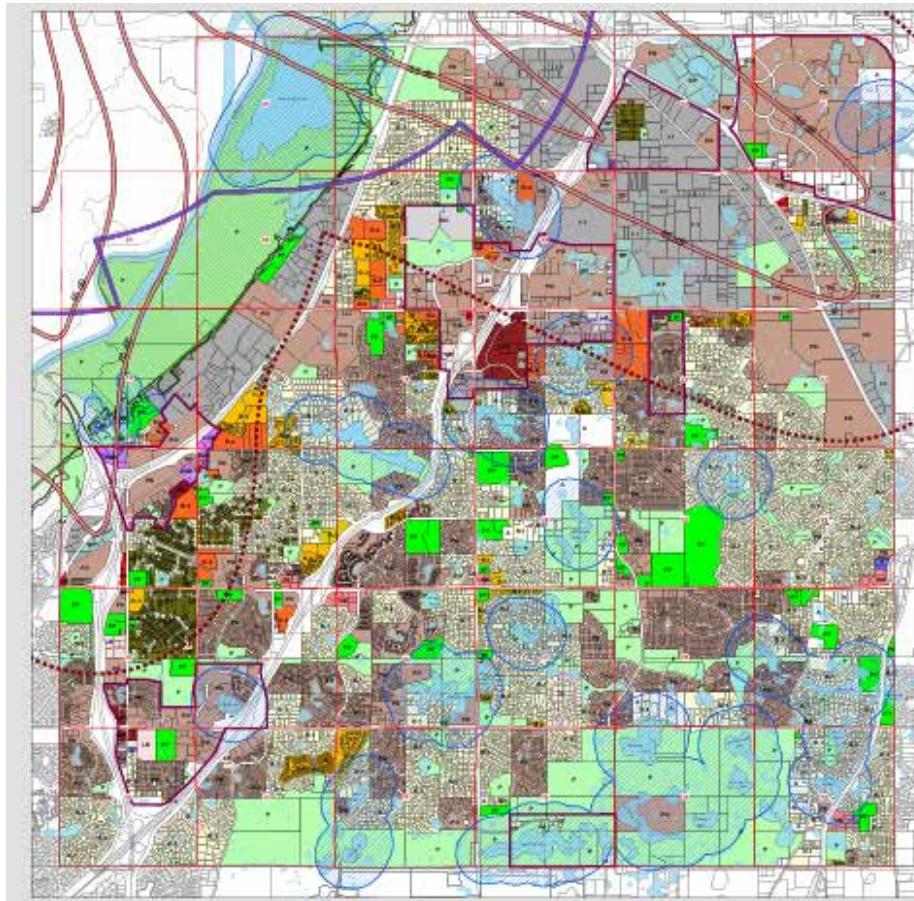
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SHEET NAME  
**EMERGENCY  
RESPONSE SITE PLAN**

ERSP.1







## Permitted Uses

Uses approved and permitted under a planned development shall only include permitted, conditional and accessory uses allowed in residential districts in the city and those business, industry and institutional uses specifically approved as a part of the planned development and in accordance with standards herein provided. The property to be included in the planned development shall be in single ownership or under the management or supervision of a central authority, or otherwise subject to such supervisory lease or ownership control as may be necessary to carry out the provisions of this Code.



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