



NEW CONSTRUCTION

4270 Lexington Ave
Eagan, MN
For Sale or For Lease



REDUCED SALE PRICE: \$5,750,000

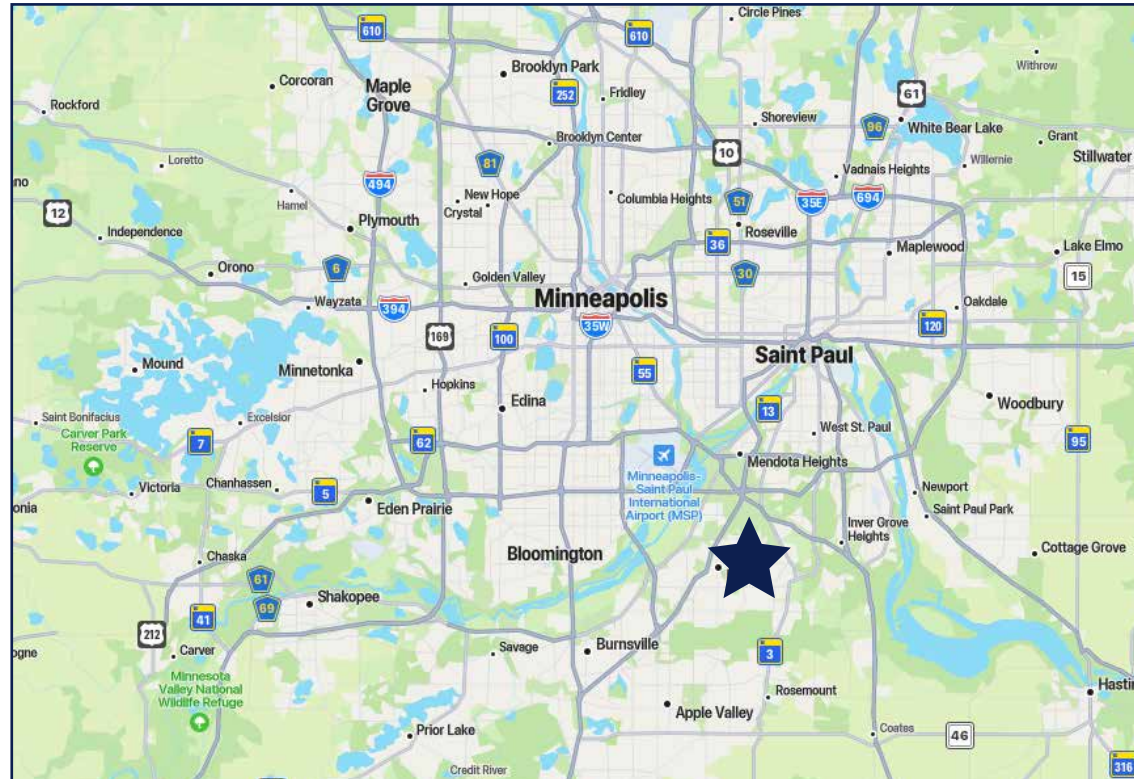
50 South 6th Street
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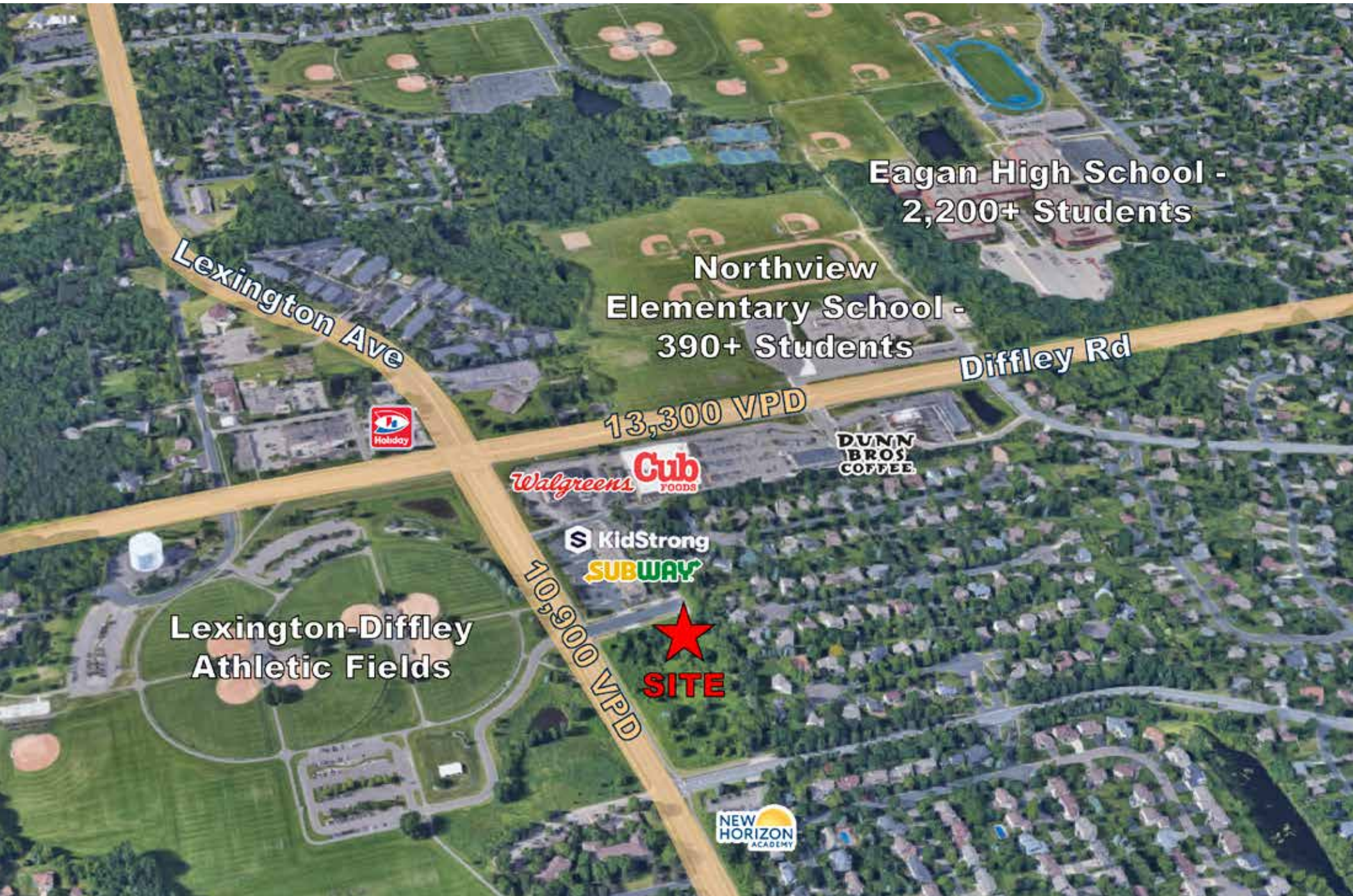
ADDRESS	4270 Lexington Ave
CITY, STATE	Eagan, MN
BUILDING SIZE	11,645 SF
PLAYGROUND SIZE	11,054 SF
SALE PRICE	\$5,750,000
LEASE RATE	\$48.00 Net
TAX 2025	\$12,660 (\$1.09 PSF)
YEAR BUILT	2025
COUNTY	Dakota
ZONING	PD - Planned Development
PARKING	36 Surface Spaces



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



**Eagan High School -
2,200+ Students**

**Northview
Elementary School -
390+ Students**

Lexington Ave

Diffley Rd

13,300 VPD



Walgreens

**Cub
FOODS**

**DUNN
BROS
COFFEE**

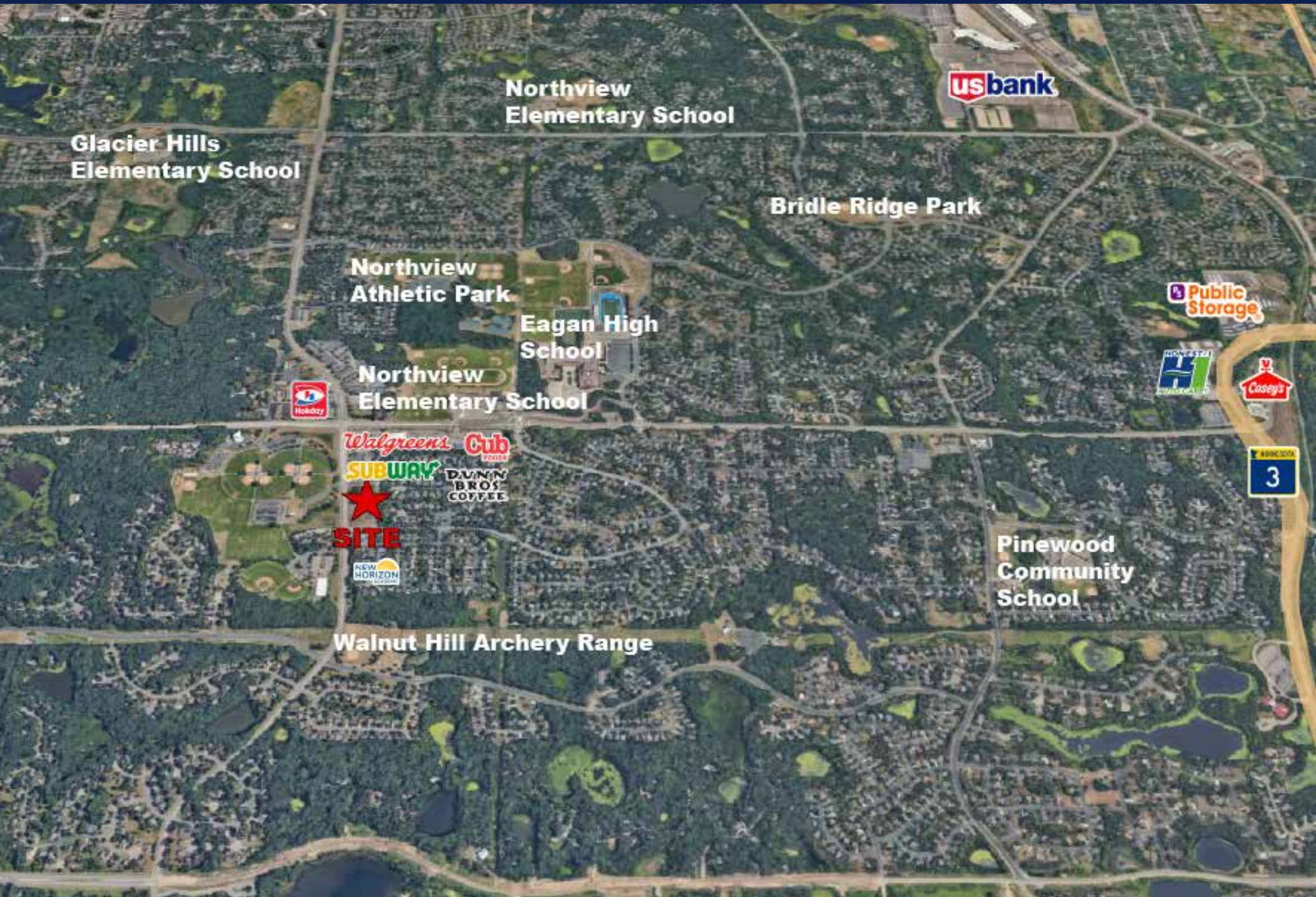
**KidStrong
SUBWAY**

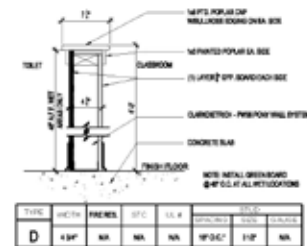
**Lexington-Diffley
Athletic Fields**

10,900 VPD

SITE

**NEW
HORIZON
ACADEMY**





**ALLEN OGHENEJOBO
ARCHITECT**

REVISIONS	
06/23/23	ISSUE FOR PERMIT
06/21/23	CITY COMMENTS
06/20/23	CITY COMMENTS
06/19/23	SPE COMMENTS
02/03/23	NOTES-4
02/05/23	REVISION 5
02/03/24	REVISION 6
05/04/24	REVISION 10

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.

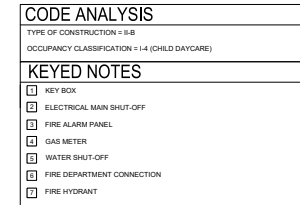
Signature: Ann O'Connell

Name: Ann O'Connell

Date: 11/16/20 License Number: 21455

FLOOR PLAN

A1.0



HIGHER GROUND of EAGAN, MN

PROJECT NO. 23-116

**ALLEN OGHENEJOBO
ARCHITECT**

[illegible]

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.

Signature: Alan Springer
Name: Alan Springer
Date: 10/02/23 License Number: 21403

SHEET NAME
**EMERGENCY
RESPONSE SITE PLAN**

ERSP.1

SHEET NO.
©2022







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.

UPLAND

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