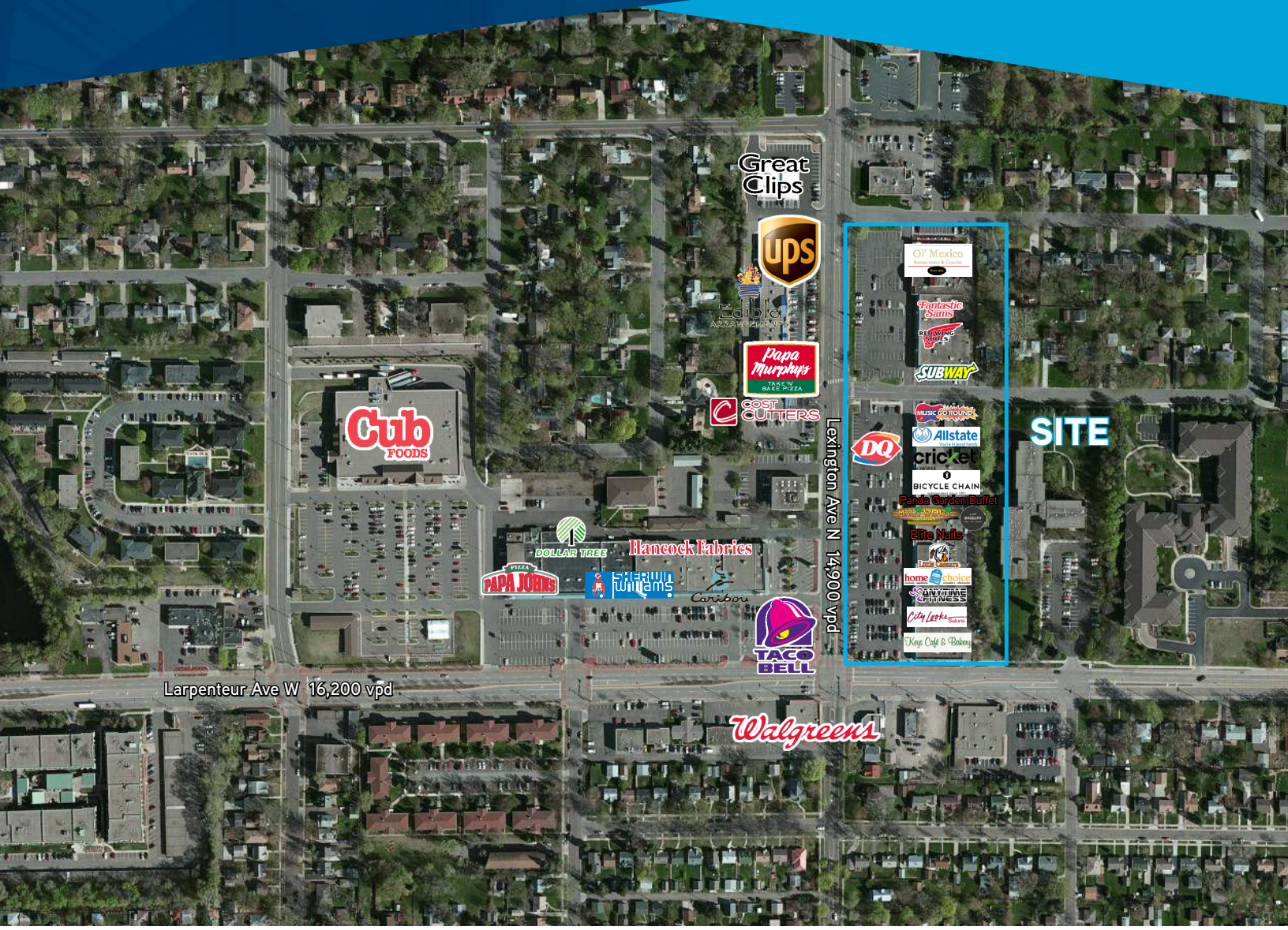
RETAIL SPACE FOR LEASE ›

Lexington Plaza

1688 Lexington Avenue N | Roseville, MN 55113

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Accelerating success.



CONTACT US

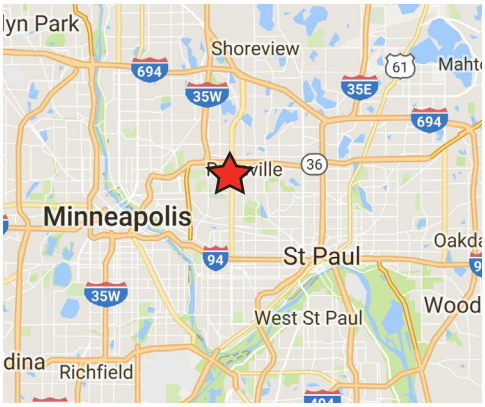
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LEXINGTON PLAZA › FOR LEASE

SITE INFORMATION:

- Location: 1688 Lexington Ave N | Roseville, MN
- Description: Convenience/Strip Center
- Building GLA: 92,351 SF
- Parking: 305 stalls



AVAILABILITY:

- #1748: 1,382 sf
- #1734: 541 sf
- #1084: 936 sf
- #1718A: 3,146 sf
- #1732: 3,278 sf
- #1042: 2,385 sf
- #1746: 2,060 sf
- #1052: 2,382 sf
- #1754: 15,000 sf occupied but available



DEMOGRAPHICS:

Radius	1 Mile	3 Mile	5 Mile
Population	13,729	121,030	361,896
Median HH Income	$70,092	$50,240	$51,700
Average HH Income	$90,495	$70,817	$75,245
Daytime Population	9,002	135,394	500,881

Source: ESRI 2017, Estimates

TRAFFIC COUNTS:

- Lexington Ave: 16,800 vpd
- Larpenteur Ave: 16,600 vpd

** Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars*

AREA TENANTS:

- Cub Foods
- Walgreens
- Home Choic
- Papa Murphy's
- Edward Jones
- Cost Cutters
- Dollar Tree
- Caribou Coffee
- Sherwin Williams
- Papa John's
- USP
- Edible Arrangements

CO-TENANTS:

- Keys Cafe
- Little Caesars
- Red Wing Shoes
- Subway
- Dairy Queen
- Fantastic Sam's

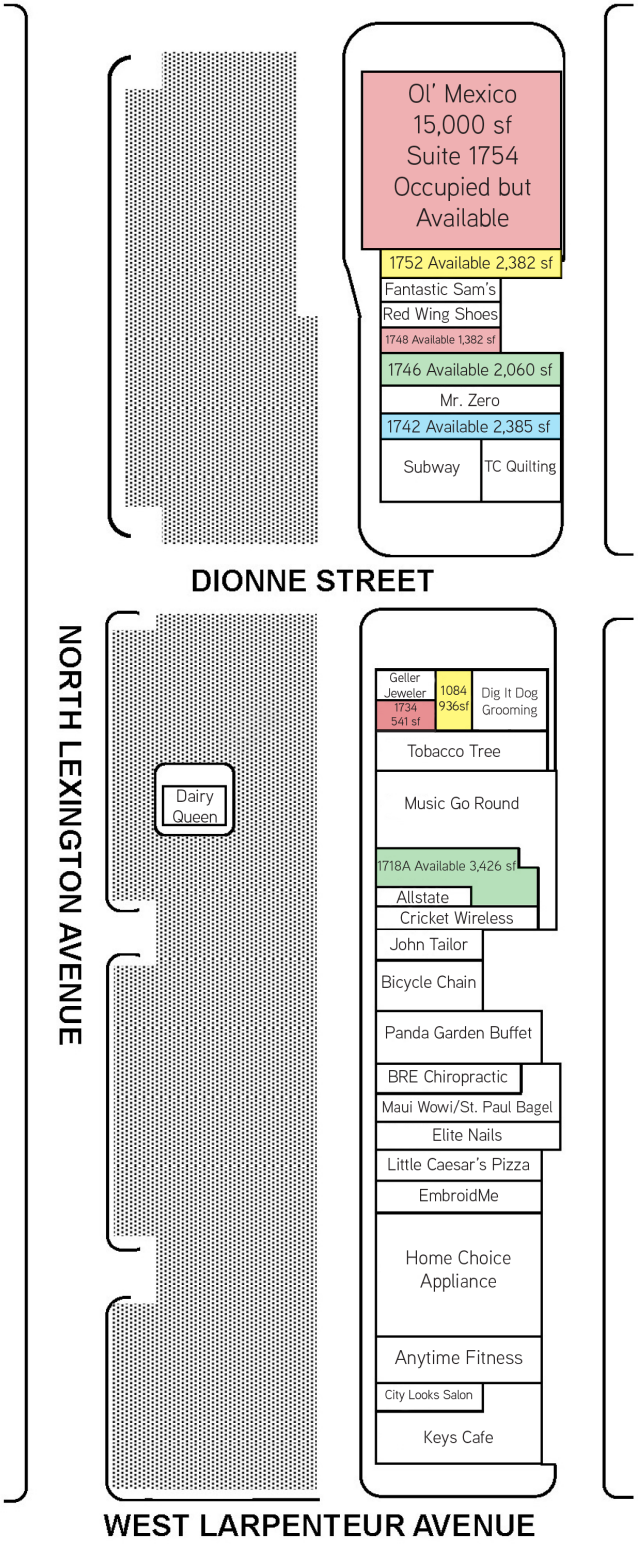
COMMENTS:

Lexington Plaza is located at the corner of Lexington Avenue and Larpenteur Avenue. The site offers a high traffic count intersection and high surrounding population density.

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LEXINGTON PLAZA



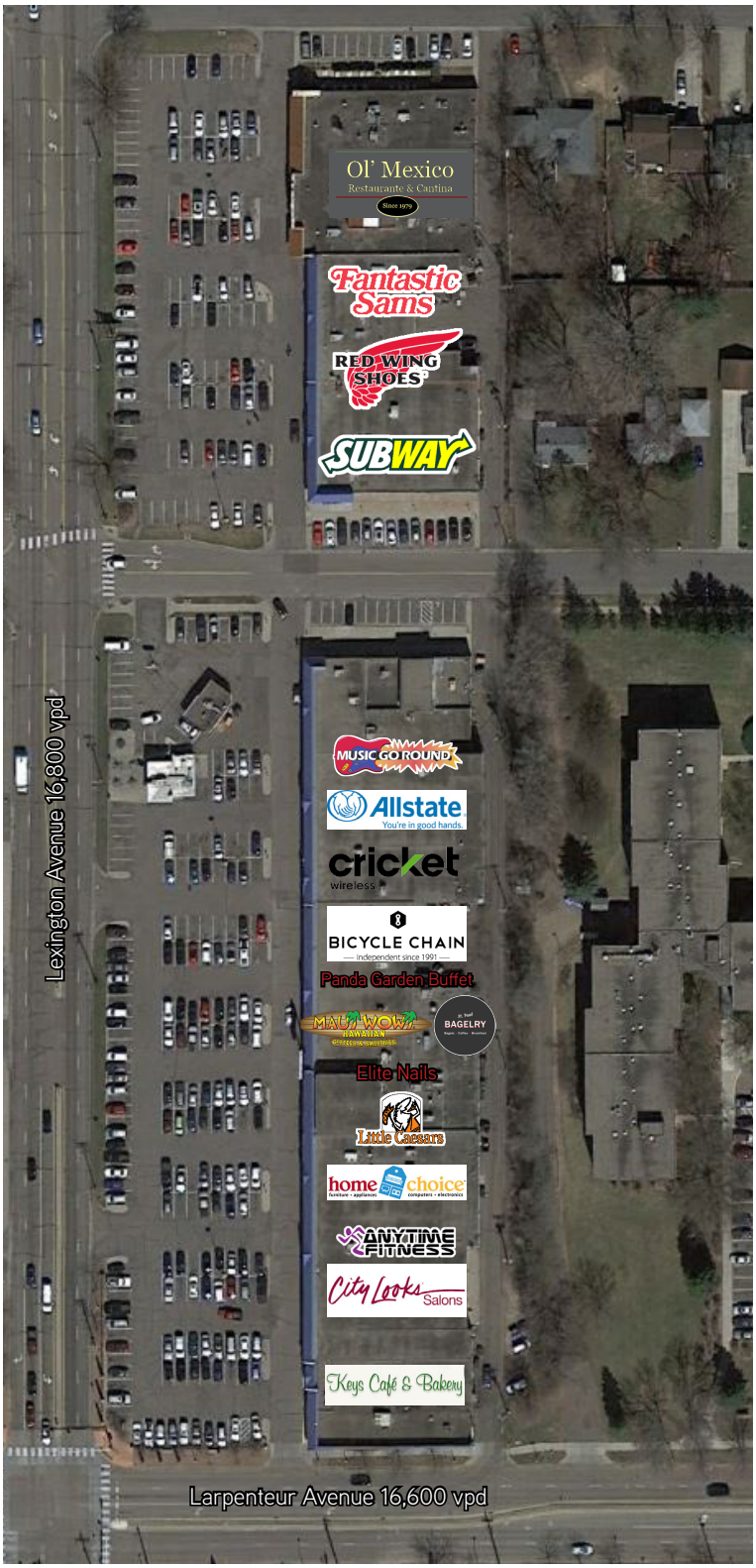
2018 Tax & CAM:

$3.31 per square foot - CAM
$3.05 per square foot - Tax
$0.42 per square foot - Water
$6.78 per square foot - Total

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LEXINGTON PLAZA





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