



NEW CONSTRUCTION

4270 Lexington Ave
Eagan, MN
For Sale or For Lease



REDUCED SALE PRICE: \$5,750,000

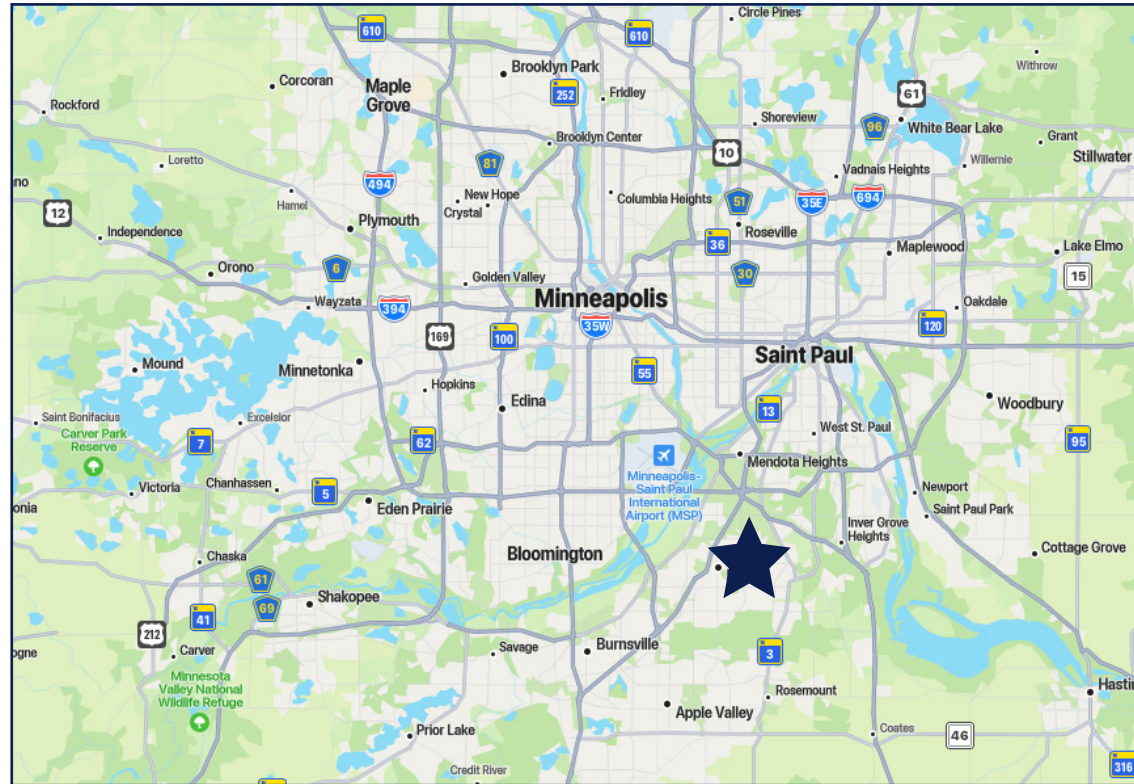
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

JOSH HUEMPFNER
612.465.8522
JOSH@UPLAND.COM

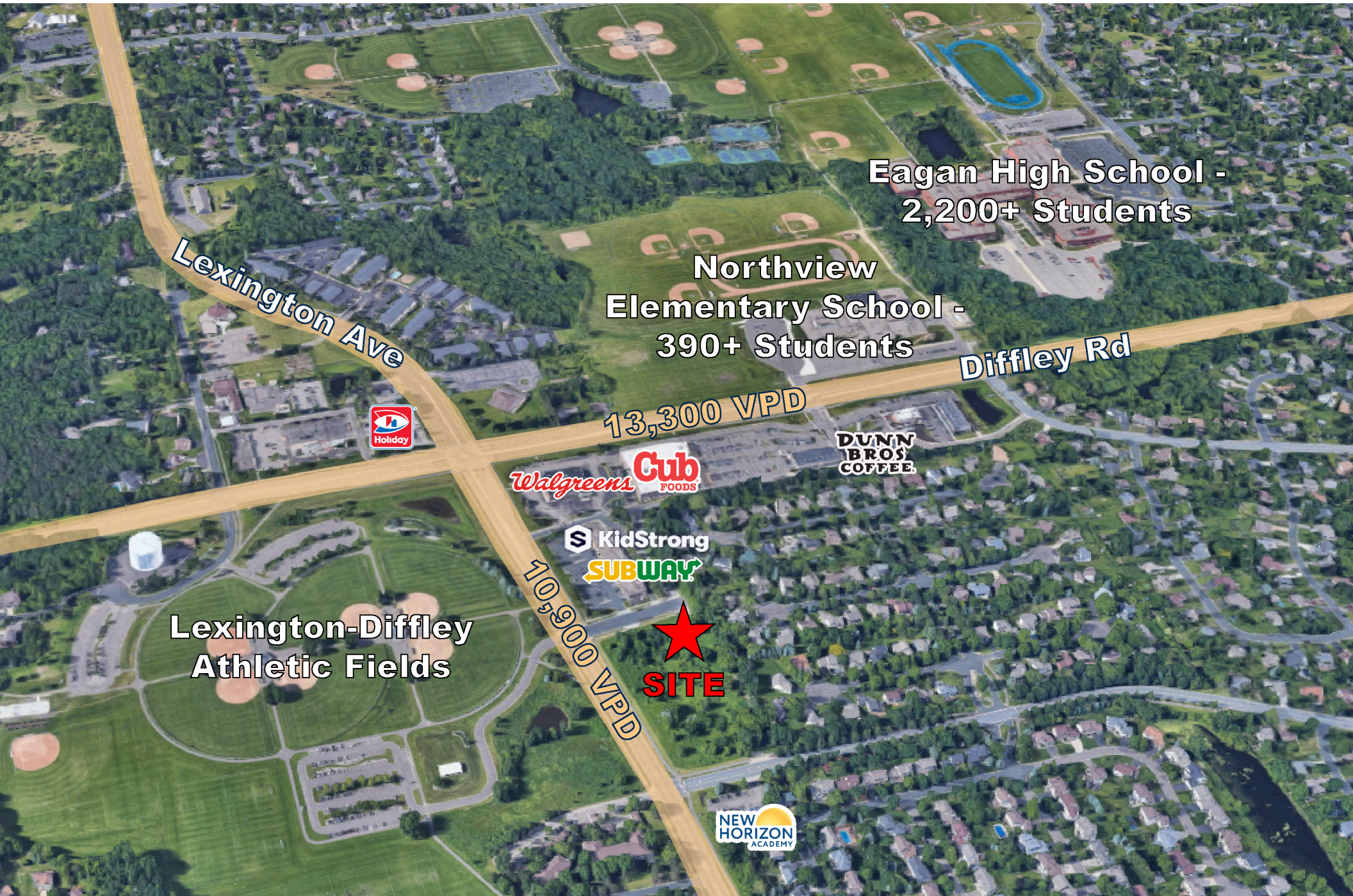
ADDRESS	4270 Lexington Ave
CITY, STATE	Eagan, MN
BUILDING SIZE	11,645 SF
PLAYGROUND SIZE	11,054 SF
SALE PRICE	\$5,750,000
LEASE RATE	\$48.00 Net
TAX 2025	\$12,660 (\$1.09 PSF)
YEAR BUILT	2025
COUNTY	Dakota
ZONING	PD - Planned Development
PARKING	36 Surface Spaces



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**

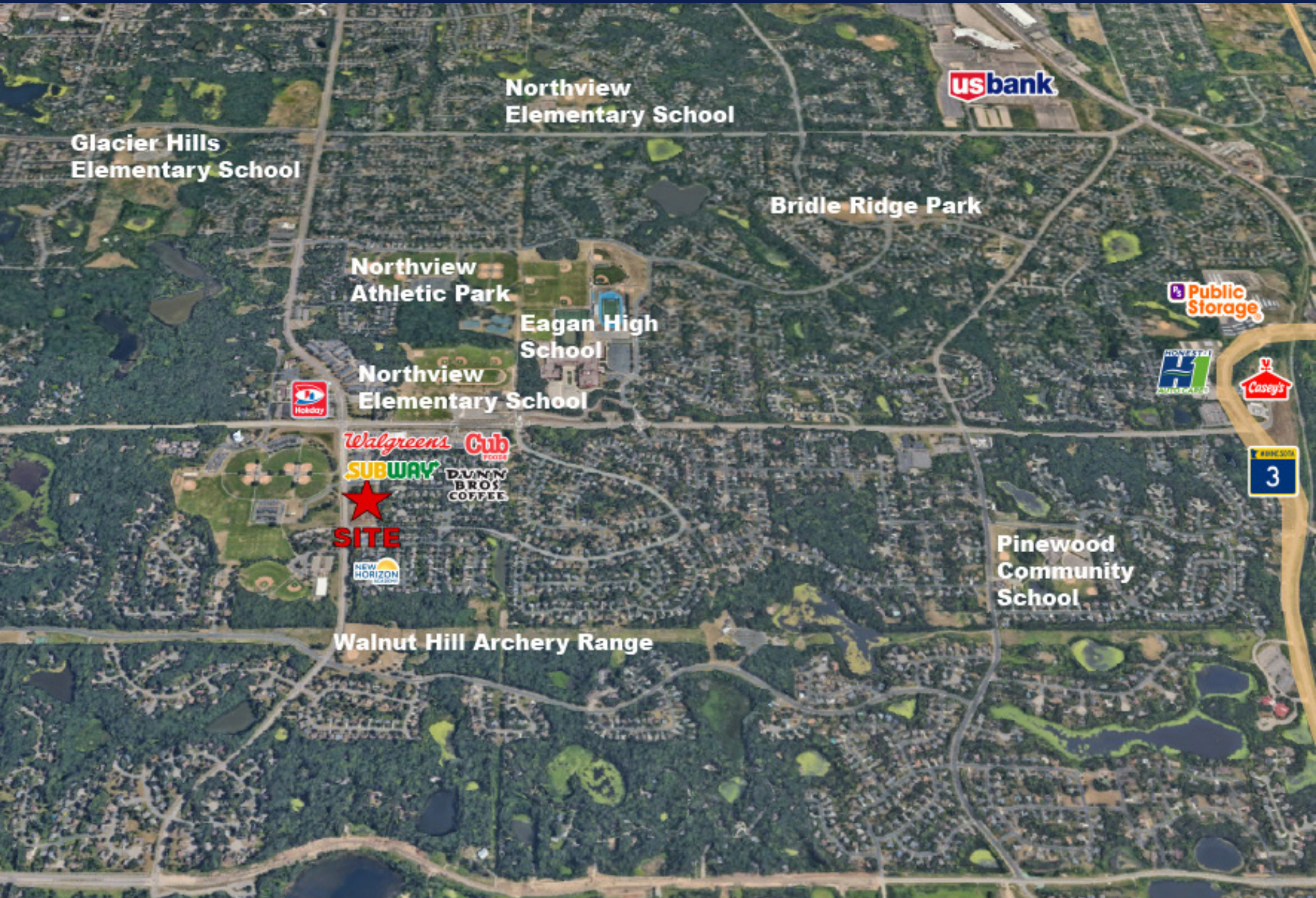
**KidStrong
SUBWAY**

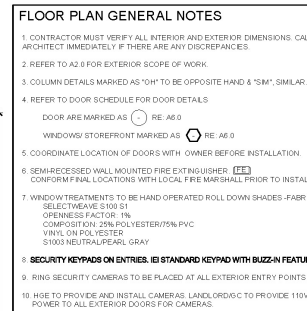
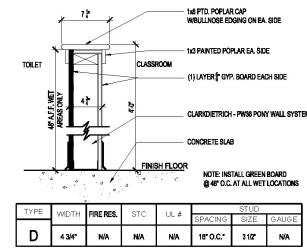
**Lexington-Diffley
Athletic Fields**

10,900 VPD

SITE

**NEW
HORIZON
ACADEMY**





REVISIONS	
06/23/23	ISSUE FOR PERMIT
A 08/31/23	CITY COMMENTS
B 09/21/23	CITY COMMENTS
D 12/01/23	GPC COMMENTS
E 12/22/23	RFI #1 - 4
H 02/06/24	REVISION H
K 07/31/24	REVISION K
M 11/04/24	REVISION M

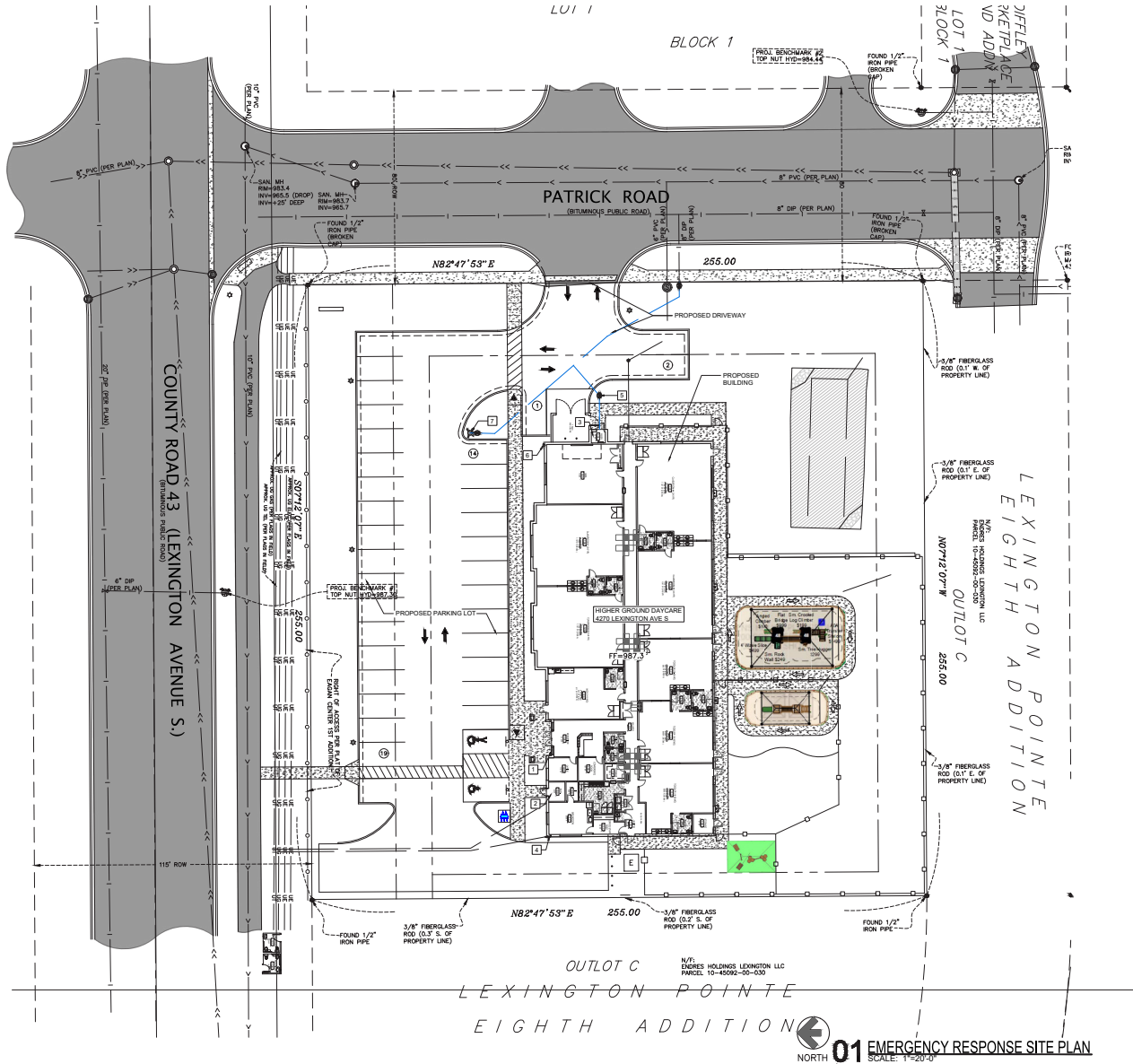
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature: Alex Osunjo
Name: Alex Osunjo
Date: 11/04/24 License Number: 61463

SHEET NAME
FLOOR PLAN

A1.0

SHEET NO. ©2022



CODE ANALYSIS	
TYPE OF CONSTRUCTION	= B-B
OCCUPANCY CLASSIFICATION	= I-4 (CHILD DAYCARE)
KEYED NOTES	
<input type="checkbox"/>	KEY BOX
<input type="checkbox"/>	ELECTRICAL MAIN SHUT-OFF
<input type="checkbox"/>	FIRE ALARM PANEL
<input type="checkbox"/>	GAS METER
<input type="checkbox"/>	WATER SHUT-OFF
<input type="checkbox"/>	FIRE DEPARTMENT CONNECTION
<input type="checkbox"/>	FIRE HYDRANT

HIGHER GROUND of EAGAN, MN
4270 LEXINGTON AVE S
EAGAN, MN 55122

PROJECT NO. 23-115

ALLEN OGHENEJOBO
ARCHITECT

REVISIONS	
06/25/23	ISSUE FOR PERMIT
06/05/23	CITY COMMENTS

STAMP AND SEAL

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: *Allen Oghe*
Name: Allen Oghe
Date: 10/02/23 License Number: 61463

SHEET NAME
**EMERGENCY
RESPONSE SITE PLAN**

ERSP.1

SHEET NO. ©2022

01 EMERGENCY RESPONSE SITE PLAN
SCALE: 1"=20'-0"





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.

UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600



CHAD STURM
612.436.1122
CHAD@UPLAND.COM

JOSH HUEMPFNER
612.465.8522
JOSH@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. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.