



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



REDUCED SALE PRICE: \$5,750,000

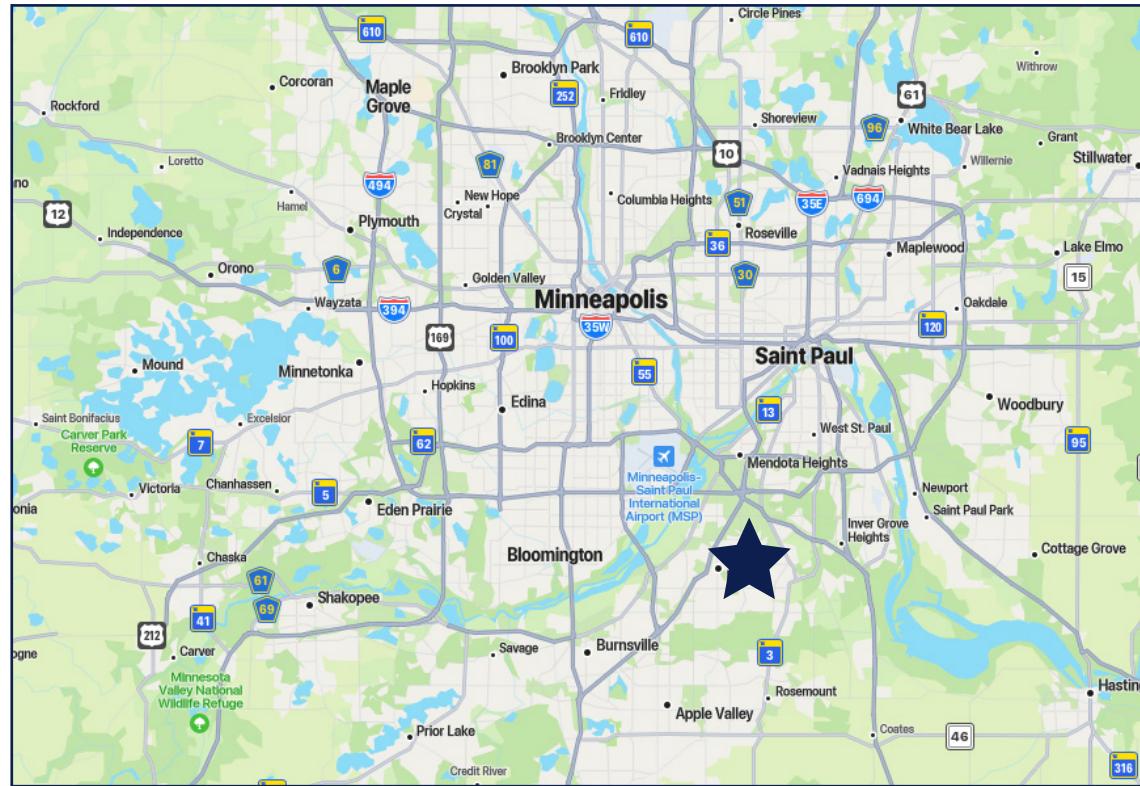
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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CHAD STURM
612.436.1122
CHAD@UPLAND.COM

JOSH HUEMPFNER
612.465.8522
JOSH@UPLAND.COM

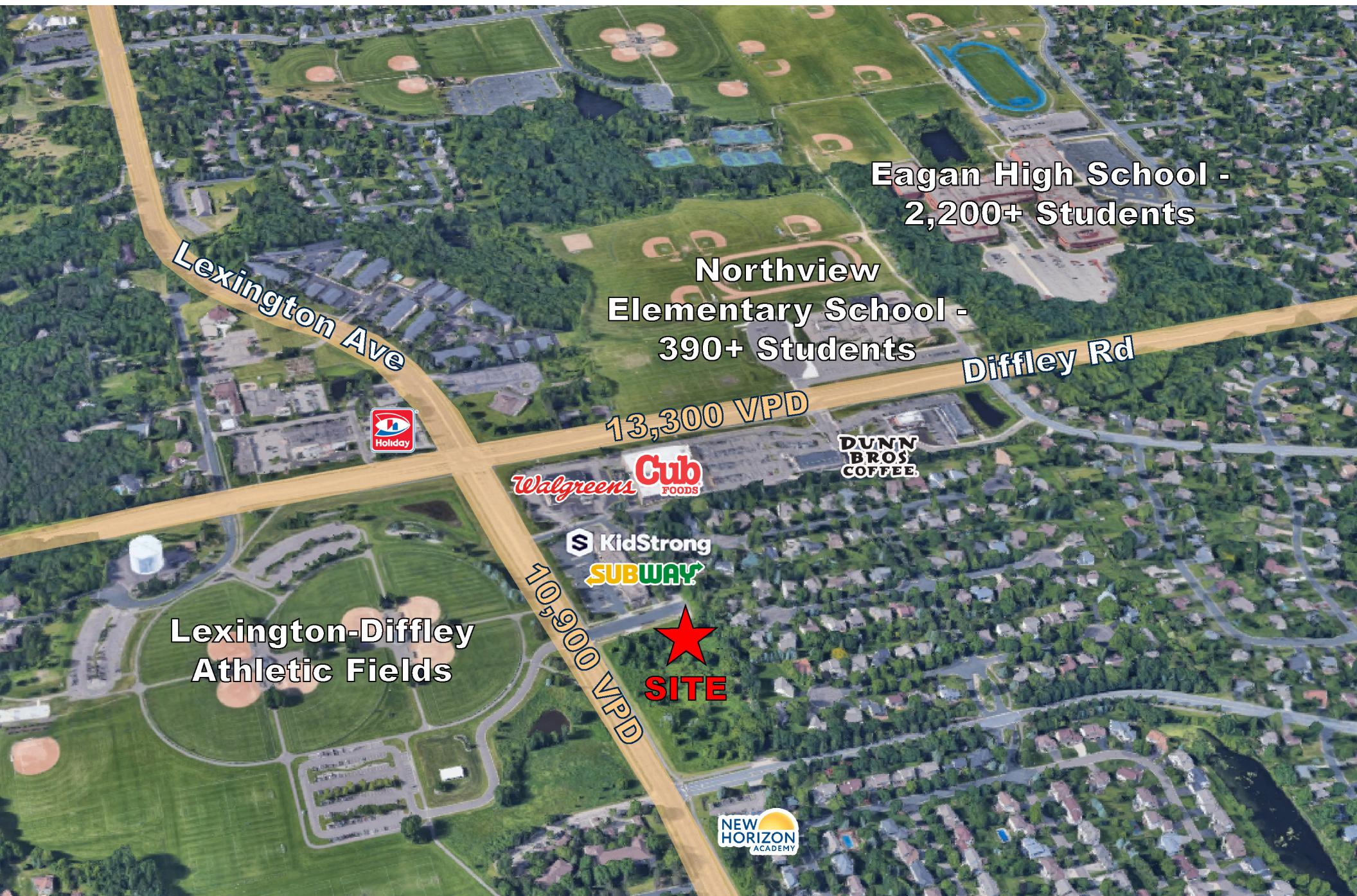
ADDRESS	4270 Lexington Ave
CITY, STATE	Eagan, MN
BUILDING SIZE	11,645 SF
PLAYGROUND SIZE	11,054 SF
SALE PRICE	\$5,750,000
LEASE RATE	\$48.00 Net
TAX 2025	\$12,660 (\$1.09 PSF)
YEAR BUILT	2025
COUNTY	Dakota
ZONING	PD - Planned Development
PARKING	36 Surface Spaces

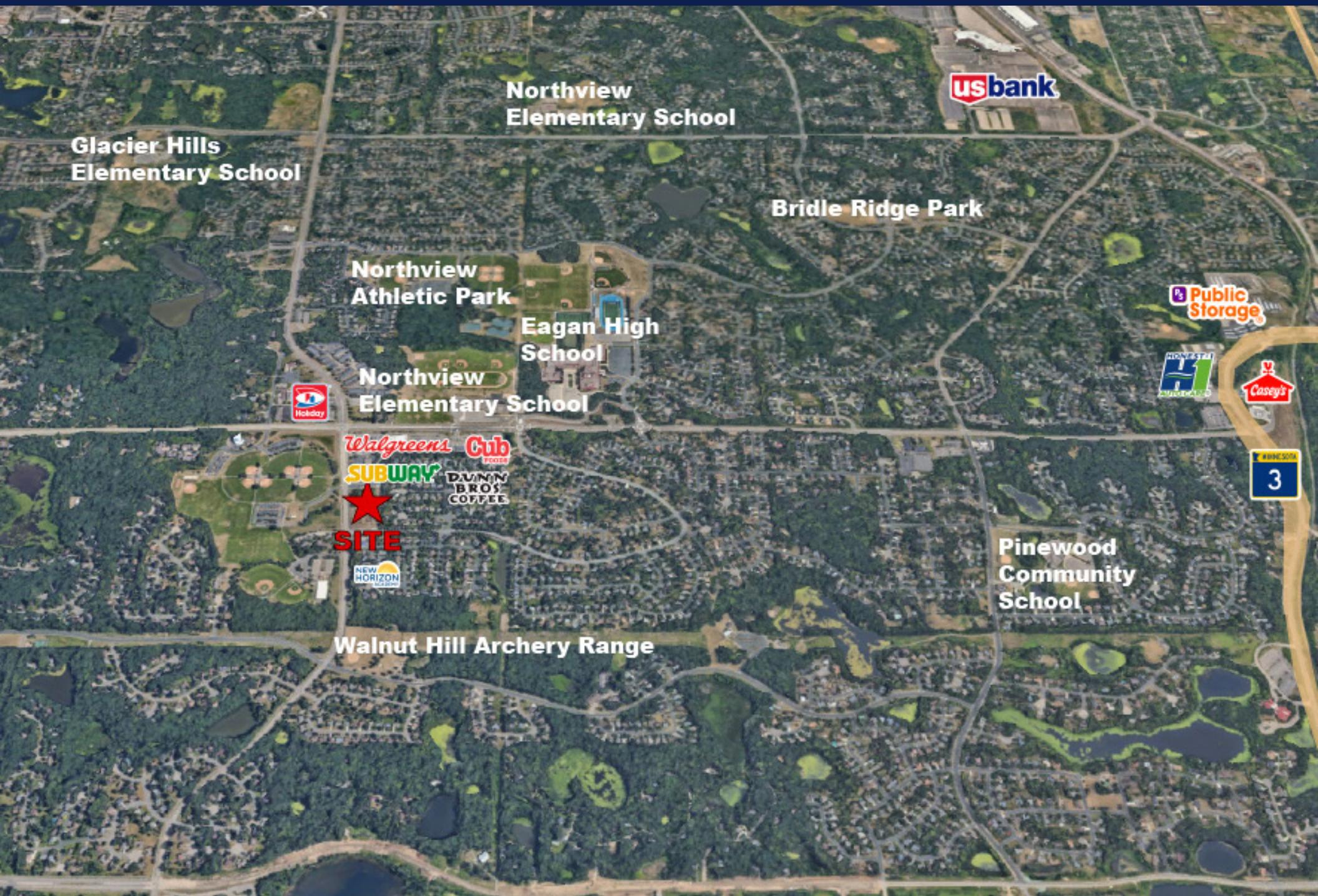


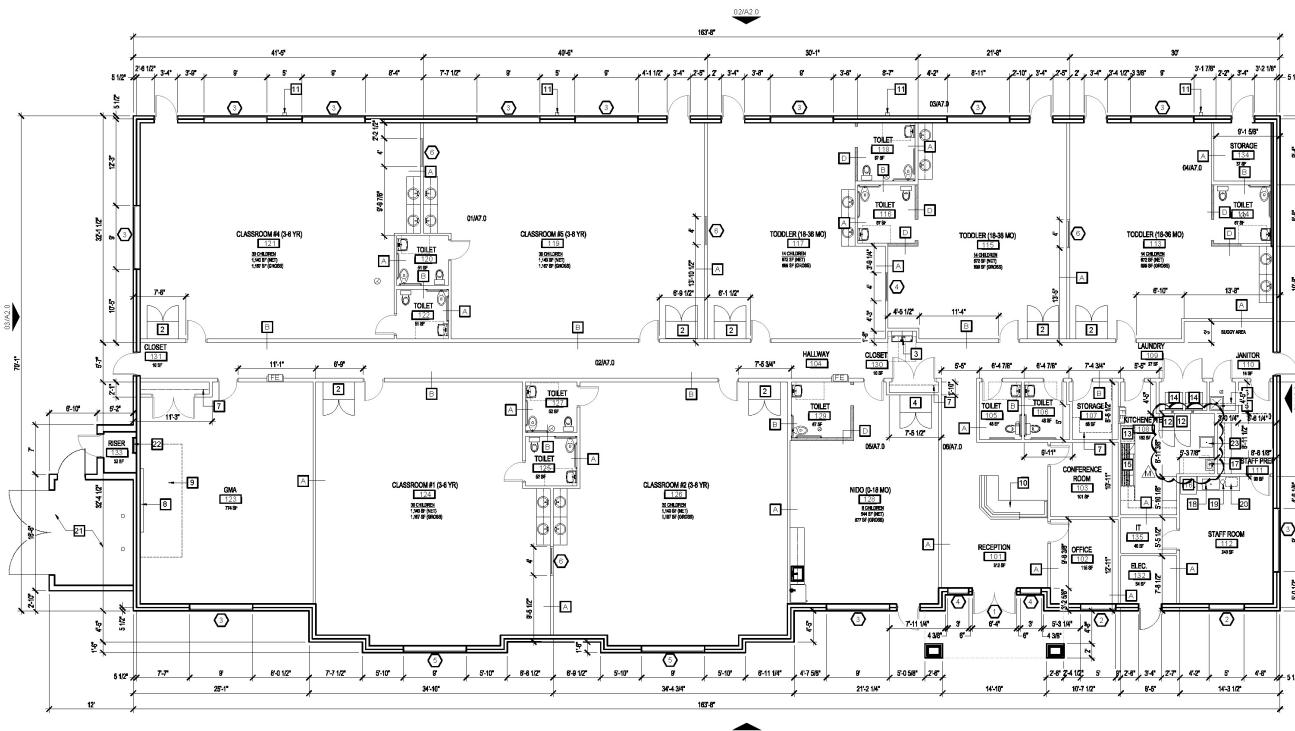
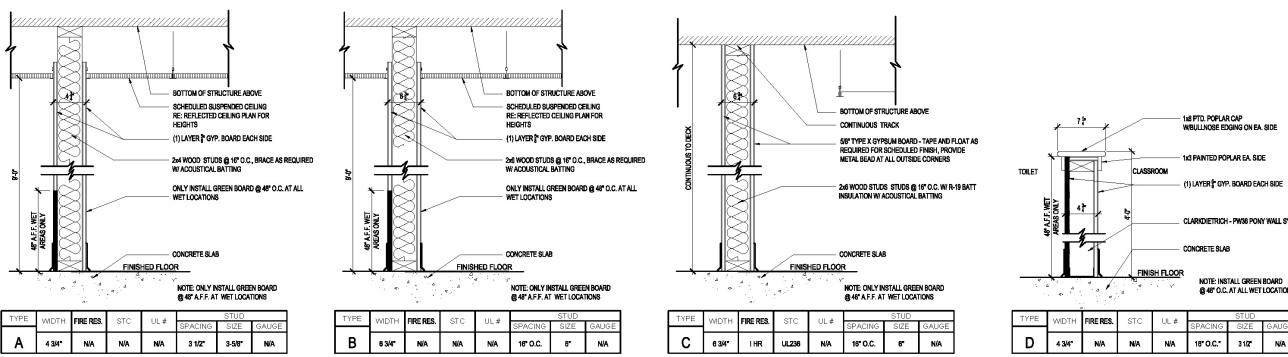
HIGHLIGHTS

- 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







FLOOR PLAN GENERAL NOTES

1. CONTRACTOR MUST VERIFY ALL INTERIOR AND EXTERIOR DIMENSIONS. CALL ARCHITECT IMMEDIATELY IF THERE ARE ANY DISPARITIES
2. REFER TO A2 FOR EXTERIOR PROFILE OF WORK
3. COLUMN DETAILS MARKED AS "OTH" TO BE OPPOSITE HAND & "SM", SIMILAR.
4. REFER TO DOOR SCHEDULE FOR DOOR DETAILS
DOOR ARE MARKED AS  RE: A6
WINDOWS STOREFRONT MARKED AS  RE: A6
5. COORDINATE LOCATION OF DOORS WITH OWNER BEFORE INSTALLATION
6. SEMI-RECESSED WALL MOUNTED FIRE EXTINGUISHER  CONFIRM FLR LOCATIONS WITH LOCAL FIRE MARSHAL PRIOR TO INSTALL
7. WINDOW TREATMENTS TO BE HAND-OPERATED ROLL DOWN SHADES - FABRIC SELECT/WEAVE 100% ST
OPENNESS FACTOR .1%
COMPOSITION: 100% POLYESTER/75% PVC
VINYL ON POLYESTER
S1003 NEUTRAL PEARL, GRAY
8. SECURITY KEYPADS ON EXTRUSION IS BC STANDARD KEYPAD WITH BUZZ IN
9. RING SECURITY CAMERAS TO BE PLACED AT ALL EXTERIOR ENTRY POINTS
10. MSG TO PROVIDE AND INSTALL CAMERAS. LANDLORD TO PROVIDE 110V POWER TO ALL EXTERIOR DOORS FOR CAMERAS

FLOOR PLAN KEYED NOTES

- ELECTRICAL PANELS, RE. ELECTRICAL DWGS
- 80"X 84" COT CLOSET: GO TO INSTALL 12' ABOVE FROM ADJACENT WALL
- DRINKING FOUNTAIN: 8' BLK/ED2 BOTTLE FILLING STATION & VERSATILE BHEVEL, ADD COOLER, NON-FILTERED, REFRIGERATED, LIGHT GRAY (B2111W1K1), RE. PLUMBING DWGS
- 24X96 60" STORAGE CABINET
- MOP SINK W/ WALL MOUNTED MOP RACK ABOVE
- WIRE SHELVING TO BE INSTALLED AT 4'4" A.F.T.
- WIRE SHELVING TO BE INSTALLED AT 16'9" INTEGRALS
- EVERLAST 8'X8' BALTIMORE TRAVERSE WALL - 8'X4' PANELS CONSISTING OF HAND HOLDS FOR CLIMBING, HAND HOLDS AND CLIMBING PEDESTALS TO BE EVERGREEN, ROYAL BLUE, BROWN OR GRAY. FIRE RESISTANT, 100% PVC. UPGRADE TO BE USED CLIMBING WALL TO SET ON THE FLOOR. CONTRACTOR TO INSTALL A 2X4 AT THE TOP AND BOTTOM OF WALL TO WALL.
- EVERLAST 3' ULTRAFLOOR CORLESSLESS MAT LOOKING SYSTEM - 6'X4' MATS A CUSTOM/PREMIUM COLOR IS TO BE USED FOR THE MATS. OWNER TO SPECIFY COLOR.
- RECEPTION DESK, RE. MILLWORK DWGS
- 9'X9' ALUMINUM DOVEMOUNTS/OUT CONNECTION TO UNDER-GROUND STORE
- REACH-IN REFRIGERATOR - AVANTCO A-196-HC 24" SOLID DOOR
- UNDERCOUNTER DISHWASHER - NOBLE WARENASHING UH30-FND HIGH TEMPERATURE - 20020V
- LG WASH4000W ELECTRIC STACKED LAUNDRY CENTER WITH 4.5-CU.FT WASHER, AND 7.4-CU.FT DRYER - WHITE - MODEL #WEDC200HWA-R APPROVED EQUAL
- 3-COMPARTMENT STAINLESS STEEL DROPS-IN SINK, RE. PLUMBING DWGS
- REFRIGERATOR - PROVIDED BY OWNER
- WALL MOUNTED HAND SINK, RE. PLUMBING DWGS.
- KITCHEN SINK - PROVIDED BY GC
- COFFEE MAKER - PROVIDED BY OWNER
- MICROWAVE - PROVIDED BY OWNER
- TRASH ENCLOSURE, RE. SITE DETAILS, A0 2
- ROOF ACCESS LADDERS
- 1-COMPARTMENT STAINLESS STEEL SINK WORKBOARD, RE. PLUMBING DWGS

HIGHER GROUND of EAGAN, MN

4270 LEXINGTON AVE S
EAGAN MN 55122

ELLEN S. JENJO
ARCHITECT

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- 23 **ISSUE FOR PERMIT**
- 23 **CITY COMMENTS**
- 23 **CITY COMMENTS**
- 23 **GPC COMMENTS**
- 23 **RFI #1-4**
- 24 **REVISION H**
- 24 **REVISION K**
- 24 **REVISION M**

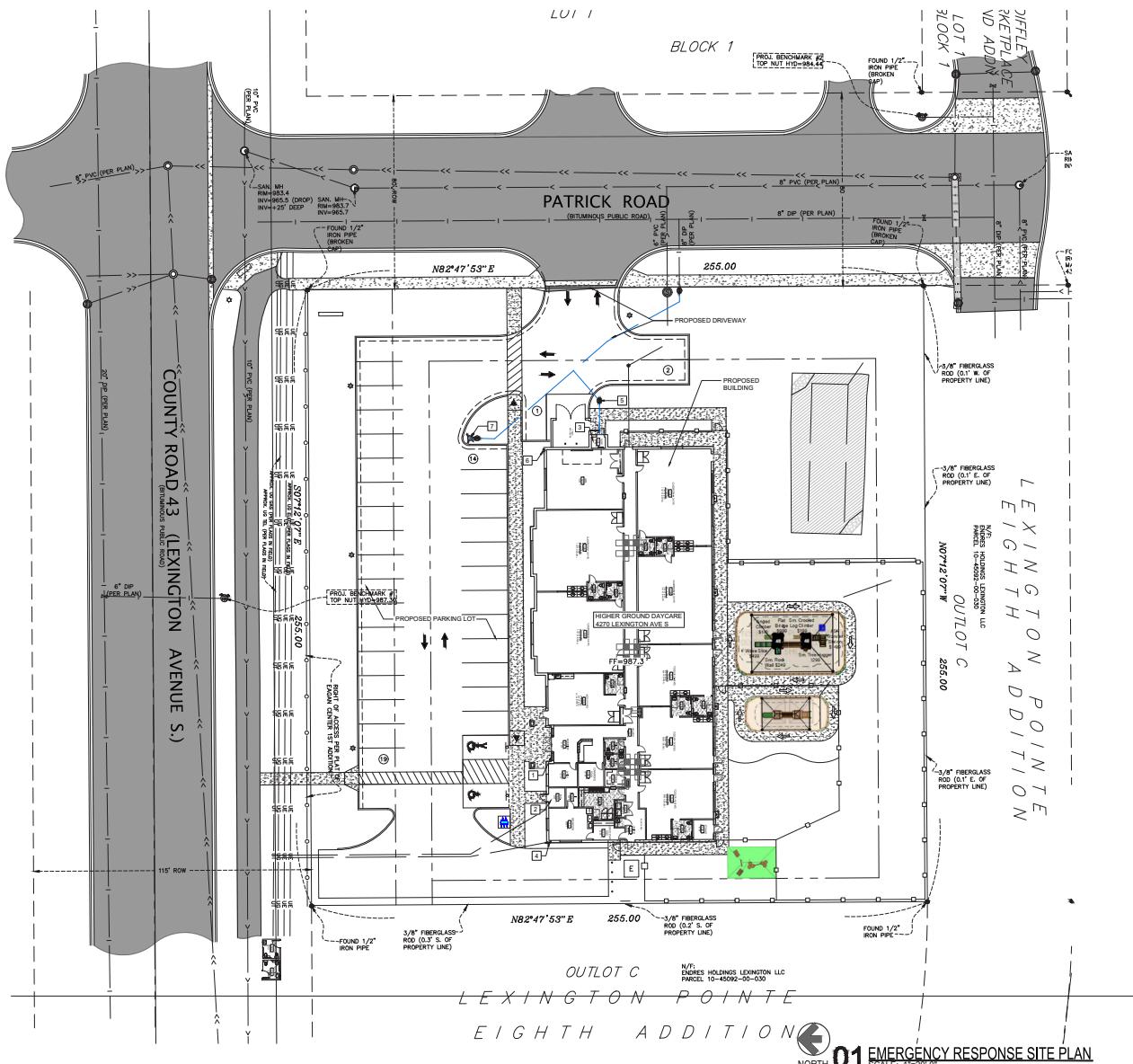
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R PLAN

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CODE ANALYSIS

TYPE OF CONSTRUCTION = I-B
OCCUPANCY CLASSIFICATION = I-4 (CHILD DAY CARE)

KEYED NOTES

- 1 KEY BOX
- 2 ELECTRICAL MAIN SHUT-OFF
- 3 FIRE ALARM PANEL
- 4 GAS METER
- 5 WATER SHUT-OFF
- 6 FIRE DEPARTMENT CONNECTION
- 7 FIRE HYDRANT

HIGHER GROUND of EAGAN, MN

4270 LEXINGTON AVE S
EAGAN, MN 55322

PROJECT NO. 23-116
LEXINGTON POINTE ADDITION
ARCHITECT ALLEN OGHENEJOBO

REVISIONS	
06/23/23	ISSUE FOR PERMIT
10/03/23	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 or engineer in the state of Minnesota.
Signature:
Name: Allen Oghenejobo
Date: 10/02/23 License Number: 61483

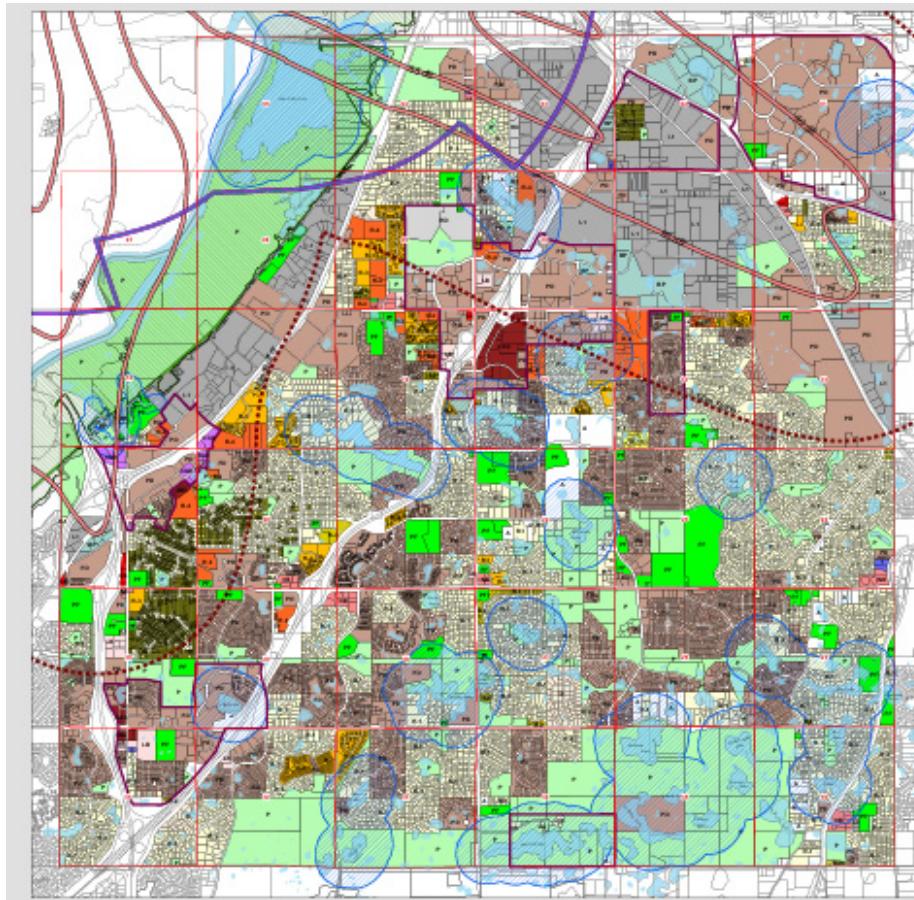
SHEET NAME
EMERGENCY
RESPONSE SITE PLAN

ERSP.1

SHEET NO. 01
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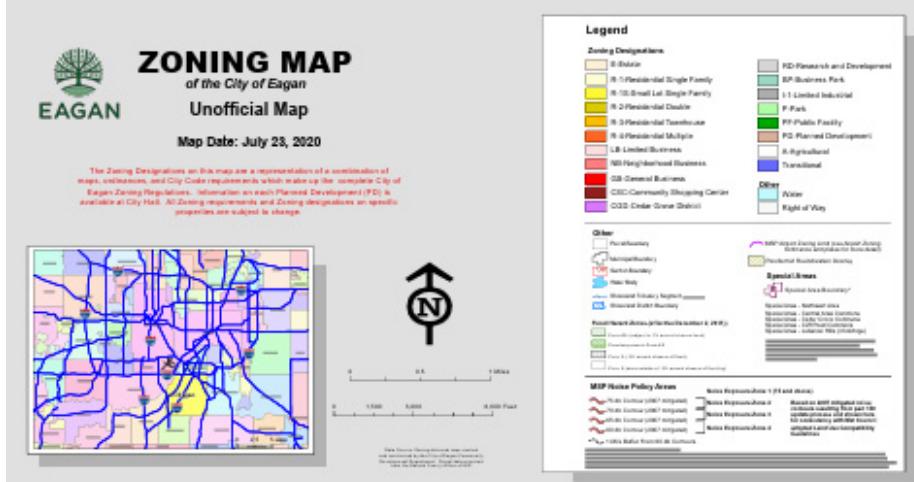
ZONING MAP

 EAGAN

or the City of Bigian
Unofficial Map

Map Date: July 23, 2020

The Zoning Designations on this map are a representation of a combination of maps, ordinances, and City Code requirements which make up the complete City Zoning. Zoning Requirements. Information on each Planned Development (PD) is available at City Hall. All Zoning requirements and Zoning designations on specific parcels are subject to change.



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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