

Desirable I-694 Interchange Opportunity

Ground Lease | Build-to-Suit



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Property highlights

- Premier corner in Shoreview with excellent visibility and access to I-694
- Located at fully signalized intersection with multiple curb cuts
- Area tenants include: Trader Joe's, Target, and Cub Foods
- Flexible zoning that allows for many retail commercial uses including car wash, auto, fast food, and banks
- Open to multiple users on the property

Site information

Location: 3854 Lexington Ave N, Shoreview, MN 55126

Description: 2.03 Acres Available

Traffic counts

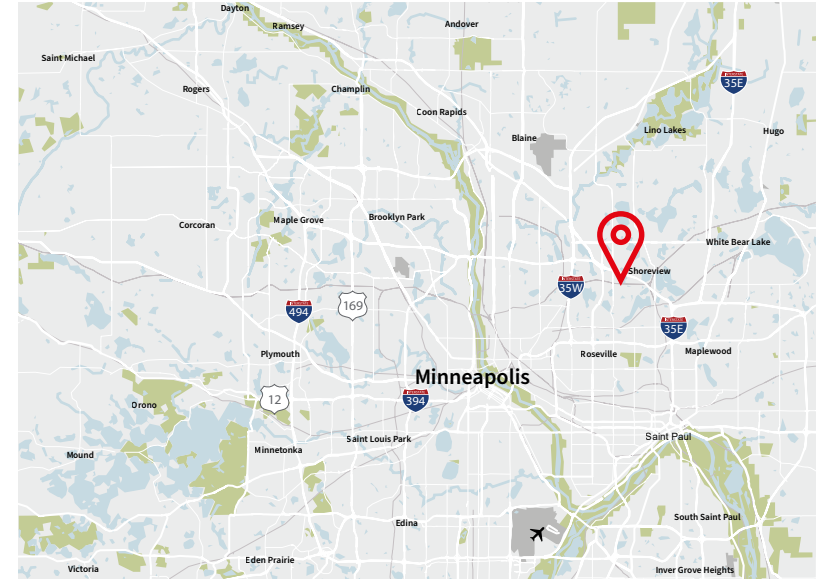
I-694: 111,558 vpd **Lexington Ave:** 20,596 vpd

Availability

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Demographics

| Radius | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 6,184 | 55,813 | 182,766 |
| Median HH Income | \$85,192 | \$86,274 | \$84,249 |
| Average HH Income | \$117,733 | \$126,366 | \$121,596 |



Nearby Tenants





Thank you

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