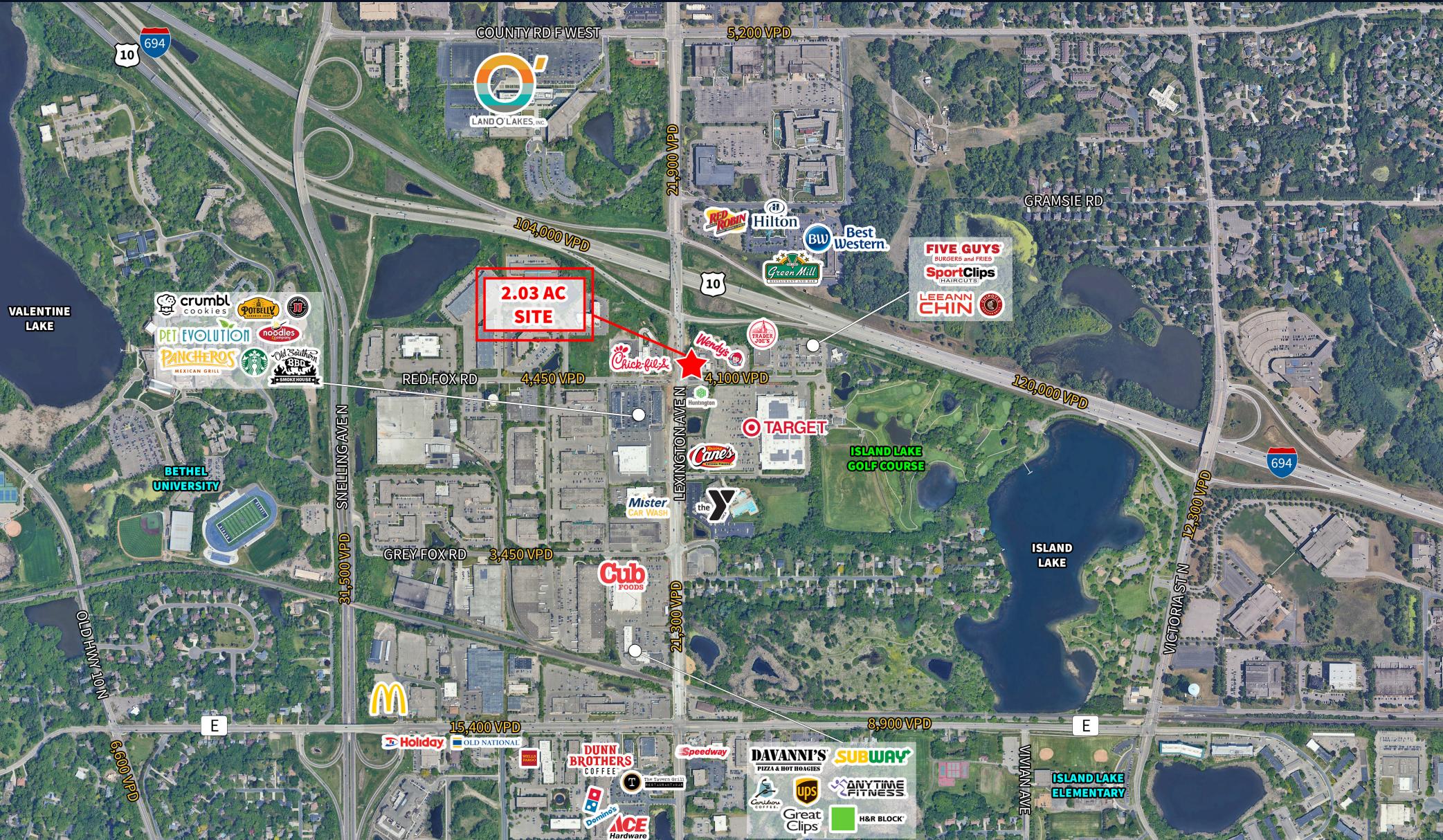


Desirable I-694 Interchange Opportunity

Ground Lease | Build-to-Suit



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 JLL®

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

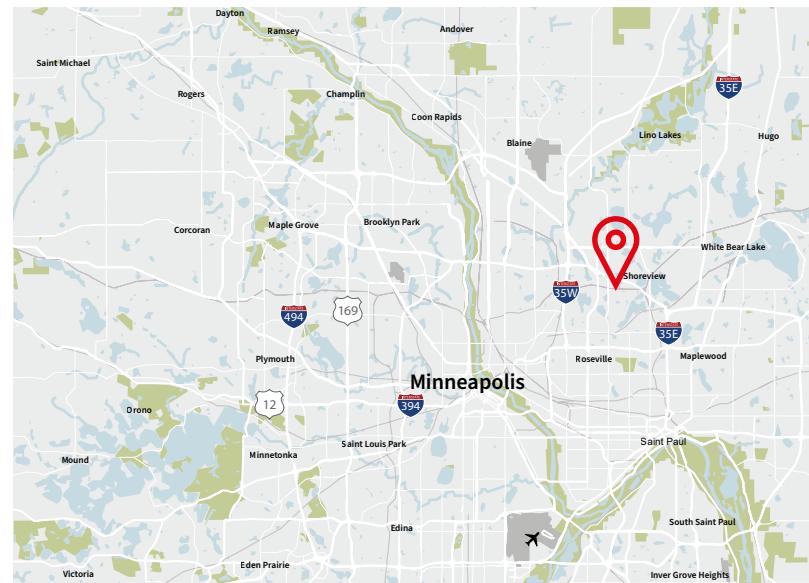
I-694: 111,558 vpd **Lexington Ave:** 20,596 vpd

ⓘ Availability

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👤 Demographics

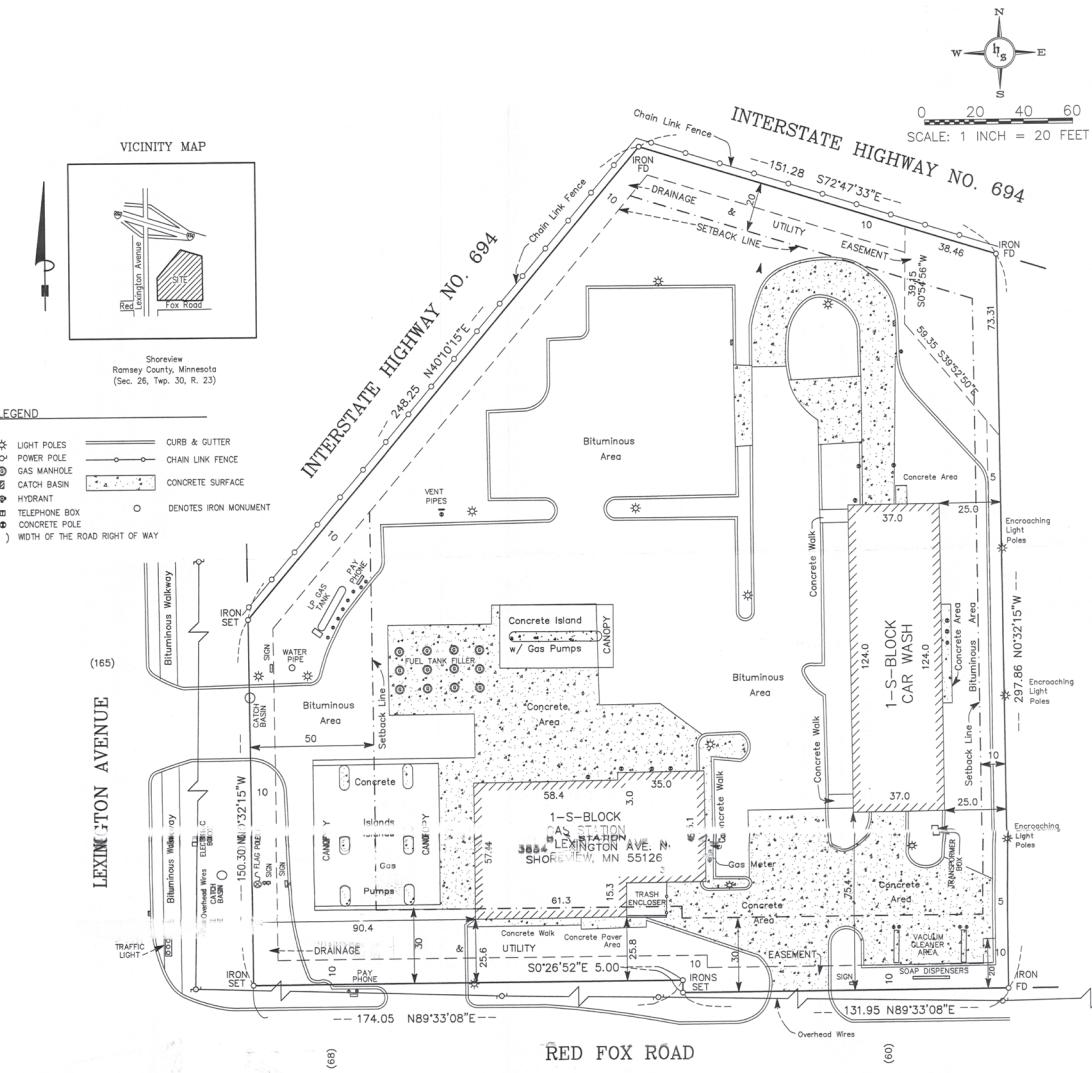
Radius	1 Mile	3 Miles	5 Miles
Population	6,184	55,813	182,766
Median HH Income	\$85,192	\$86,274	\$84,249
Average HH Income	\$117,733	\$126,366	\$121,596



Nearby Tenants



Existing site



Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

For further information, visit jll.com.

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