



NEW CONSTRUCTION

4270 Lexington Ave
Eagan, MN
For Sale or For Lease



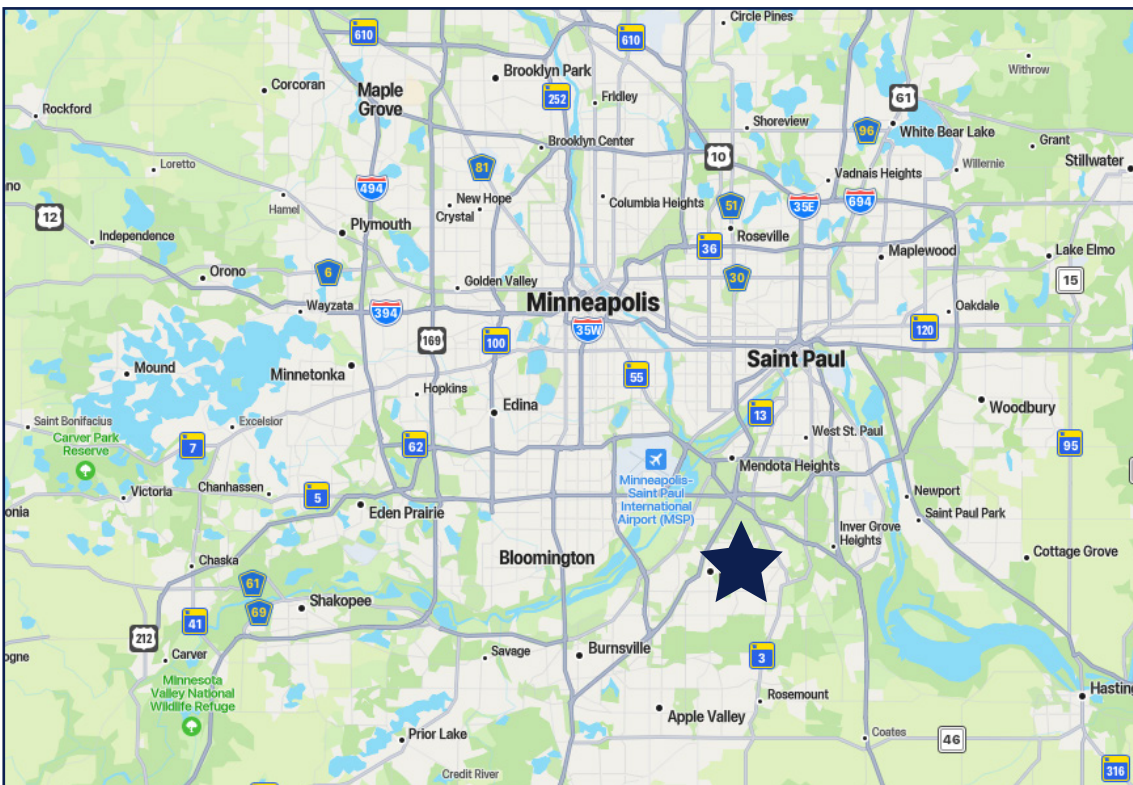
50 South 6th Street
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*Look Upland. Where Properties
& People Unite!*

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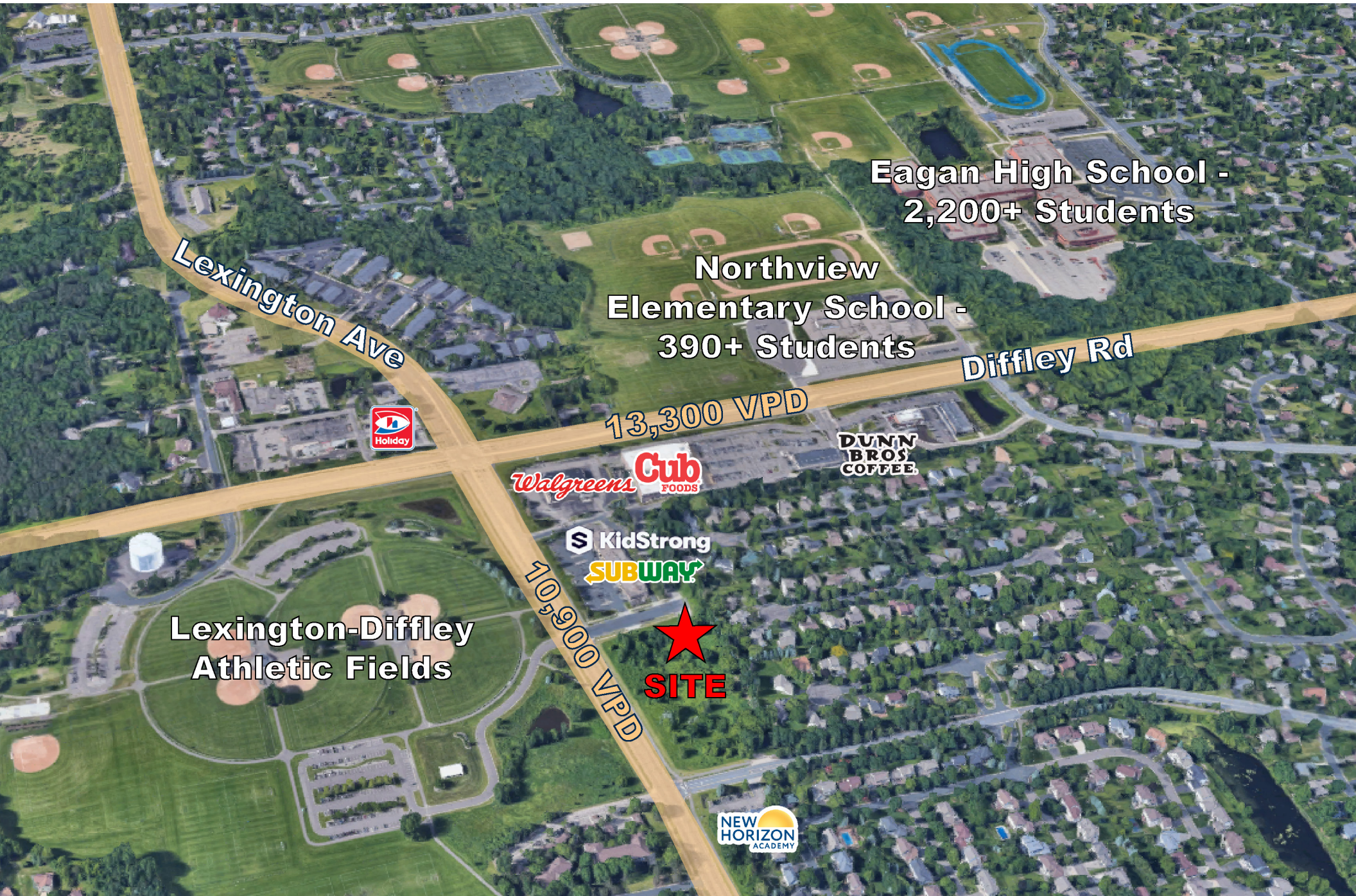
ADDRESS	4270 Lexington Ave
CITY, STATE	Eagan, MN
BUILDING SIZE	11,645 SF
PLAYGROUND SIZE	11,054 SF
SALE PRICE	Negotiable
LEASE RATE	\$48.00 Net
TAX 2025	\$12,660 (\$1.09 PSF)
YEAR BUILT	2025
COUNTY	Dakota
ZONING	PD - Planned Development
PARKING	36 Surface Spaces

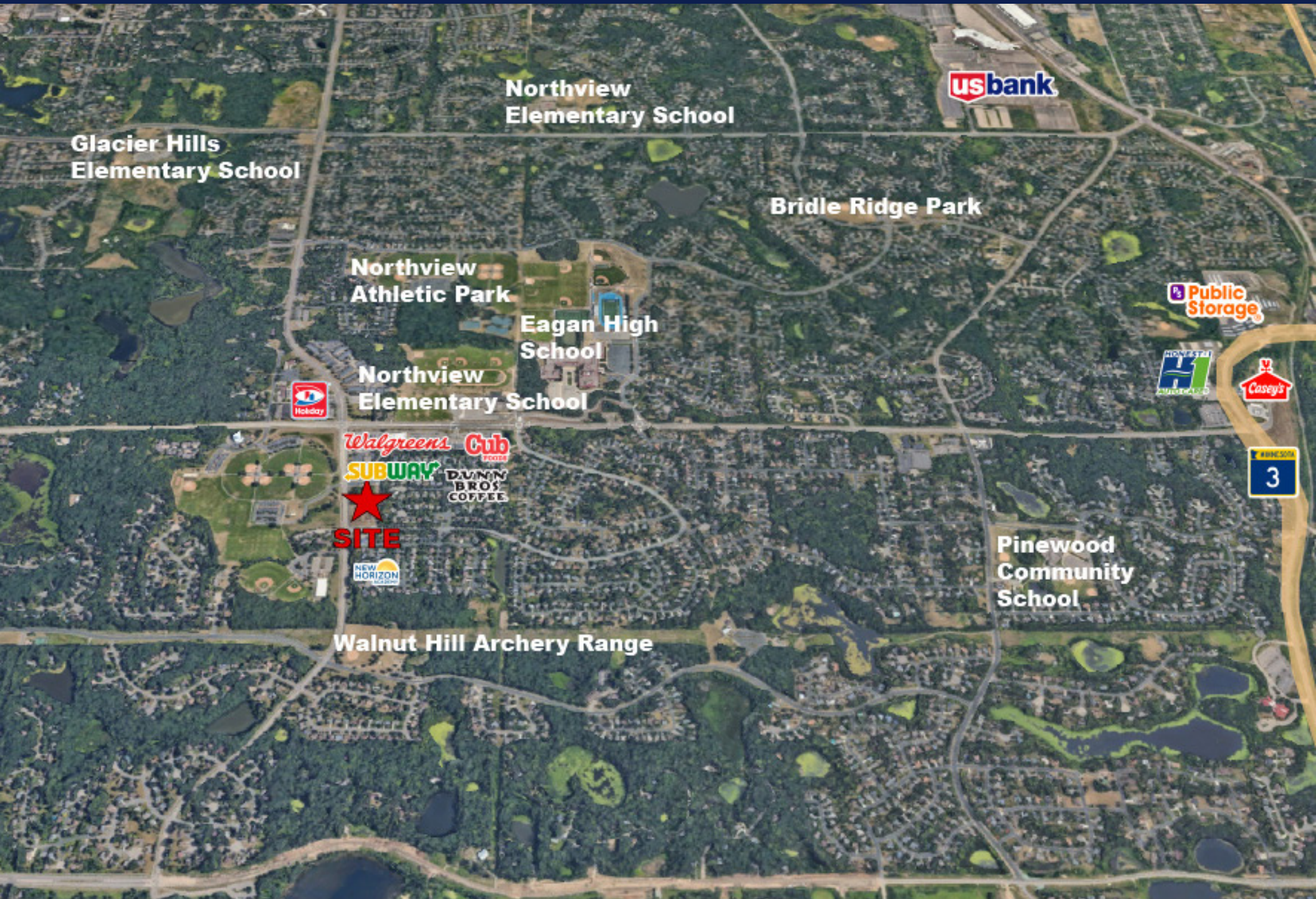


HIGHLIGHTS

- 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





Glacier Hills
Elementary School

Northview
Elementary School



Bridle Ridge Park

Northview
Athletic Park

Eagan High
School

Northview
Elementary School

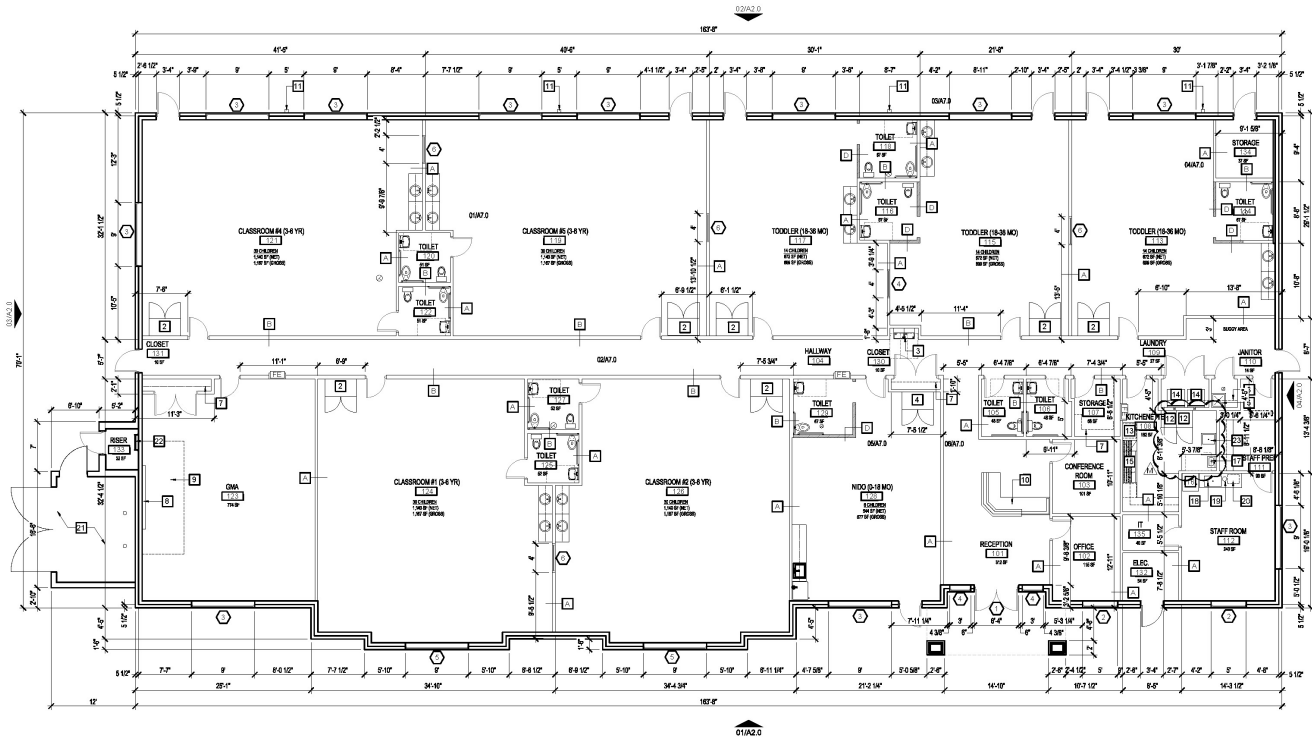
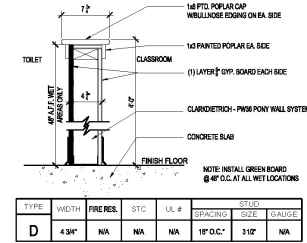
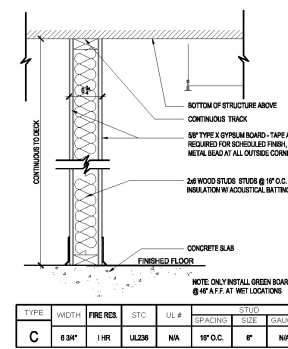
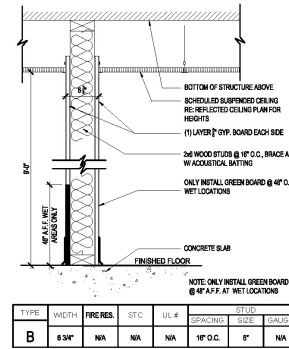
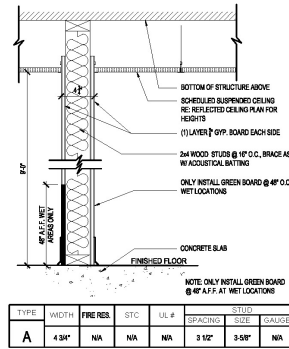


SITE



Pinewood
Community
School

Walnut Hill Archery Range



- ### FLOOR PLAN GENERAL NOTES
- CONTRACTOR MUST VERIFY ALL INTERIOR AND EXTERIOR DIMENSIONS. CALL ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
 - REFER TO A2.0 FOR EXTERIOR SCOPE OF WORK.
 - COLUMN DETAILS MARKED AS "OH" TO BE OPPOSITE HAND & "SM" SIMILAR.
 - REFER TO DOOR SCHEDULE FOR DOOR DETAILS.
DOOR ARE MARKED AS: RE: A2.0
WINDOWS/ STOREFRONT MARKED AS: RE: A2.0
 - COORDINATE LOCATION OF DOORS WITH OWNER BEFORE INSTALLATION.
 - SEMI-RECESSED WALL MOUNTED FIRE EXTINGUISHER: (FE)
CONFORM FINAL LOCATIONS WITH LOCAL FIRE MARSHALL PRIOR TO INSTALL.
 - WINDOW TREATMENTS TO BE HAND OPERATED ROLL DOWN SHADES-FABRIC.
SELECTIVE S100 S1
OPENNESS FACTOR: 1%
COMPOSITION: 25% POLYESTER/75% PVC
VINYL ON POLYESTER
S1003 NEUTRAL/PEARL GRAY
 - SECURITY KEYPADS ON ENTRIES. ID STANDARD KEYPAD WITH BUZZ-IN FEATURE.
 - RING SECURITY CAMERAS TO BE PLACED AT ALL EXTERIOR ENTRY POINTS.
 - HOB TO PROVIDE AND INSTALL CAMERAS. LANDORDS/C TO PROVIDE 110V POWER TO ALL EXTERIOR DOORS FOR CAMERAS.

- ### FLOOR PLAN KEYED NOTES
- ELECTRICAL PANELS: RE: ELECTRICAL DWG'S
 - 80"W x 84"H COT CLOSET: GC TO INSTALL 12" AWAY FROM ADJACENT WALL
 - DRINKING FOUNTAIN: ELKAY ED203 BOTTLE FILLING STATION & VERSATILE SLEVE, ADA COMPLIANT, NON-FILTERED, REFRIGERATED, LIGHT GRAY (EZST,BWSL); RE: PLUMBING DWG'S
 - 24"W x 60"H STORAGE CABINET
 - MOP SINK W/ WALL MOUNTED MOP RACK ABOVE
 - WIRE SHELVING TO BE INSTALLED AT 4'-0" A.F.F.
 - WIRE SHELVING TO BE INSTALLED AT 18" INTERVALS
 - EVERLAST 8'X8' BALTIMORE TRAVELER WALL - 8'X4' PANELS CONSISTING OF HAND HOLDS FOR CLIMBING, HAND HOLDS AND CLIMBING PIECES TO BE EVERGREEN ROYAL BLUE BROWN OR GRAY. FIRE RETARDANT PANEL UPGRADE TO BE USED CLIMBING WALL TO SIT ON THE FLOOR. CONTRACTOR TO INSTALL A 2x4 AT THE TOP AND BOTTOM OF WALL TO ATTACH.
 - EVERLAST 3' ULTRA FR CORDELESS MAT LOOKING SYSTEM - 6'X4' MATS. A CUSTOM COMPROMISE COLOR IS TO BE USED FOR THE MATS. OWNER TO SPECIFY COLOR.
 - RECEPTION DESK: RE: MILLWORK DWGS
 - 8'X8' ALUMINUM DOORPOUTS CONNECTION TO UNDERGROUND STORM
 - REACH-IN REFRIGERATOR - AVANTCO A-18R-HC 29" SOLID DOOR
 - UNDERCOUNTER DISHWASHER - NOBLE WAREWASHING UHS-FND HIGH TEMPERATURE - 200/220V
 - 1/2" WASH OVER ELECTRIC STACKED LAUNDRY CENTER WITH 4-3 CU FT WASHER AND 7-4 CU FT DRYER - WHITE - MODEL BWKEX200HWA OR APPROVED EQUAL
 - 3-COMPARTMENT STAINLESS STEEL DROP-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, A2.0
 - ROOF ACCESS LADDER
 - 1-COMPARTMENT STAINLESS STEEL SINK W/ DRAINBOARD, RE: PLUMBING DWGS

HIGHER GROUND OF EAGAN, MN

42701 EXHIBITION AVE S
EAGAN, MN 55122

ALLEN OGHENEJOBO
ARCHITECT

PROJECT NO. 23-155

REVISIONS	DATE	ISSUE FOR PERMIT
A	06/23/23	CITY COMMENTS
B	08/23/23	CITY COMMENTS
C	12/01/23	CITY COMMENTS
D	12/22/23	REV #1-4
E	02/06/24	REVISION H
F	07/31/24	REVISION K
G	11/04/24	REVISION M

STAMP AND SEAL

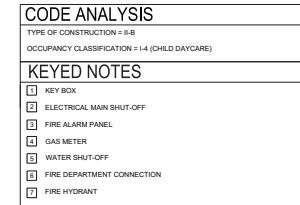
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
Signature:
Name: Allen Oghehnejobo
Date: 11/04/24 License Number: 61463

SHEET NAME:
FLOOR PLAN

A1.0

SHEET NO. 0-2022





HIGHER GROUND of EAGAN, MN

PROJECT NO. 23-116

**ALLEN OGHENEJOBO
ARCHITECT**

[illegible]

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 Oshanejobo

Name: Alex Oshanejobo

Date: 10/02/23 License Number: 61463

SHEET NAME

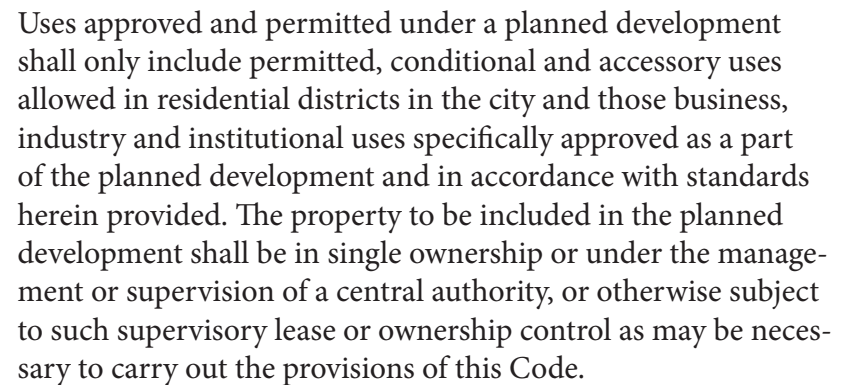
**EMERGENCY
RESPONSE SITE PLAN**

ERSP.1

SHEET NO. © 2022







UPLAND

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