



THE
BROOKSHIRE
COMPANY

3737 Lexington Ave N Arden Hills, Minnesota

2.5 Acres Available
For Sale

Price: Negotiable



CONTACT

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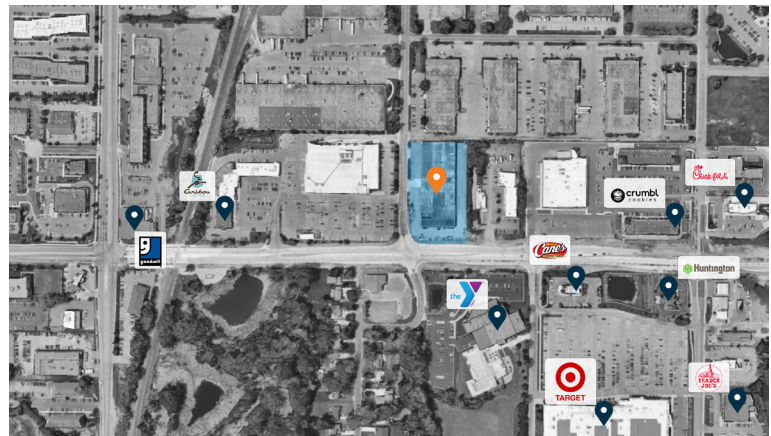
Property Description

Located within a bustling commercial district, this 2.5-acre property offers excellent visibility and accessibility. With over 18,000 vehicles passing daily on nearby Lexington, its strategic location ensures a steady flow of potential customers. Surrounded by established businesses like Target, Trader Joe's, and Cub Foods, the property is well-positioned for retail ventures and presents an exciting redevelopment opportunity. Its expansive footprint provides ample space for various business ventures or redevelopment projects. Don't miss the chance to establish your presence in this dynamic location where visibility meets opportunity.



LOCATION

- Nearby highways: Hwy 694
- Near Bethel University
- 18 miles to MSP International Airport



PROPERTY HIGHLIGHTS

- 2.5 Acres Available
- High traffic area
- Area Tenants include: Target, Trader Joe's, Cub Foods, Shoreview YMCA
- 18,000+ vehicles drive by this area daily on Lexington, not taking into account the traffic from the business park nearby and the Hwy. A great location with lots of visibility.

PRICING SUMMARY

Sale Price: Negotiable

2023 ANNUAL CONSUMER SPENDING (\$000s)

| Property Radius | 1 Mile | 2 Miles | 3 Miles |
|------------------------------------|----------|-----------|-------------|
| Total Spending | \$77,103 | \$805,622 | \$2,600,227 |
| Apparel | \$3,940 | \$40,185 | \$130,487 |
| Entertainment & Hobbies | \$11,370 | \$119,088 | \$382,822 |
| Food & Alcohol | \$20,665 | \$215,682 | \$699,027 |

POPULATION AVG. AGE EMPLOYMENT RATE

9,592 (2022) 36 Years 97.49%

LABOR AVAILABILITY

13,384

FAST FOOD & COUNTER WORKERS

9,627

WAITERS & WAITRESSES

6,886

RESTAURANT COOKS

4,550

FOOD PREPARATION WORKERS

We offer customized data analysis services tailored to your specific requirements. If you require additional insights or metrics beyond the scope of the provided statistics, we can collaborate with you to incorporate your specific needs and develop new metrics to better address your unique labor market requirements. Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for your company's needs should you choose to relocate.



Zoning

B-3 Service Business District.

The aesthetic and transportation impacts from new developments and redevelopments must be evaluated to help ensure the long-term viability and success of the B-3 District. Accomplishing the purpose of the B-3 District requires particular concern for the design of buildings, site features (such as landscaping, lighting, and signage), site layout, building materials, site design, and other related design elements. To that end, new development and redevelopment shall conform to the standards in this and related zoning requirements. In reviewing and approving land use applications, the City Council shall make the final determination on the compatibility and consistency with all provisions in this and related sections of the Zoning Ordinance. (revised 12/17/ 08)

Please see the Arden Hills, MN Code of Ordinances, 1320.05 Land Use Chart and 1320.09 Special Requirements for the B-3 Service Business District section for more information



This information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.