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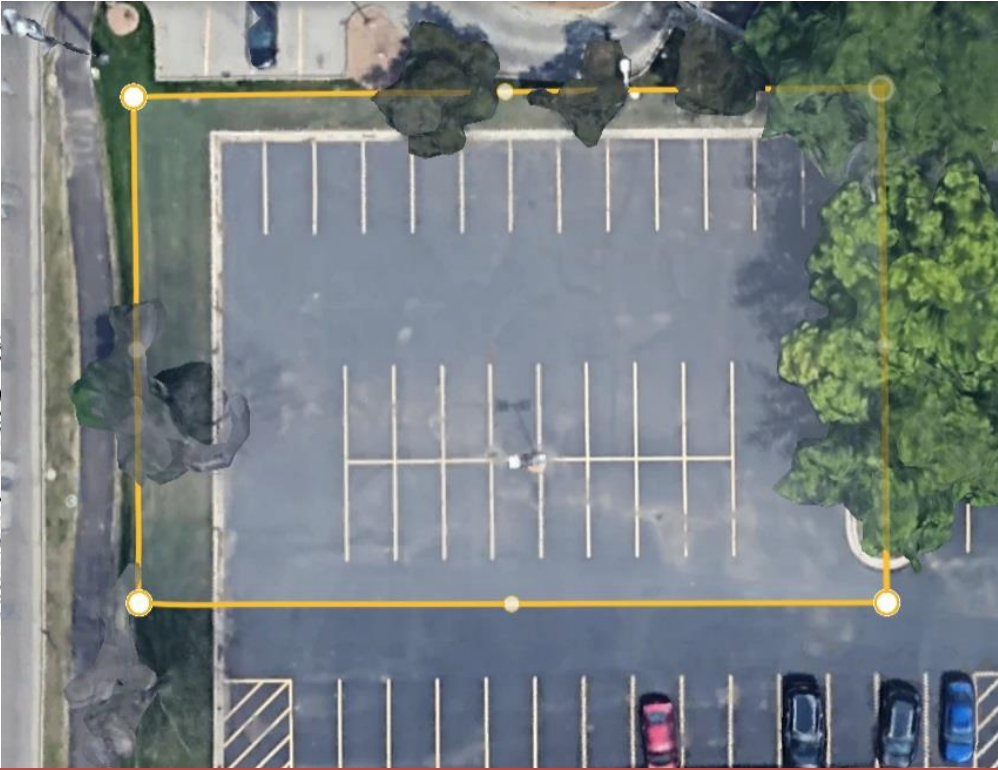
Build-To-Suit Outlot



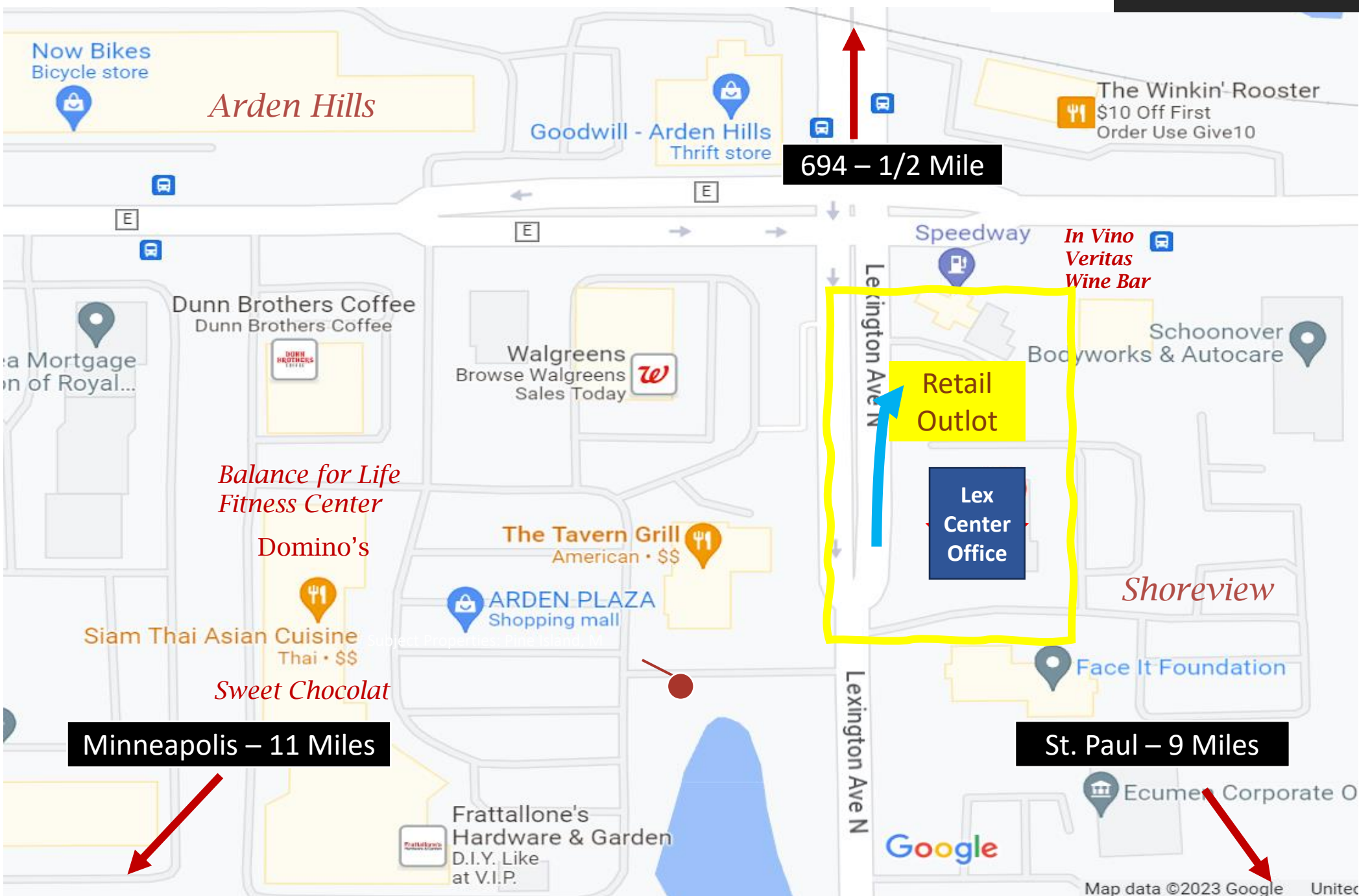
3580 Lexington Ave, Shoreview, MN 55126

DEVELOPMENT OVERVIEW

- **Drive thru retail use on approximately .31 acres**
- **Designated General Commercial zoning with curb cut upon approval**
- **Ground lease preferred**
- **Well-located retail district on the border of Shoreview and Arden Hills**



- **Negotiable sub parcel size of approximately 13,350 sq. ft.**





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