

Lexington Crossing 3600 Lexington Ave N Shoreview, MN 55126



- 12,000 SF Office/Retail Building
- 1833SF Available
- Lease Rate - \$16 NNN (with a minimum of 2% annual increases)
- 2025 1st Floor CAM & Tax \$12.08
- 2025 2nd Floor CAM & Tax \$13.65

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

Local Retail



Contact:

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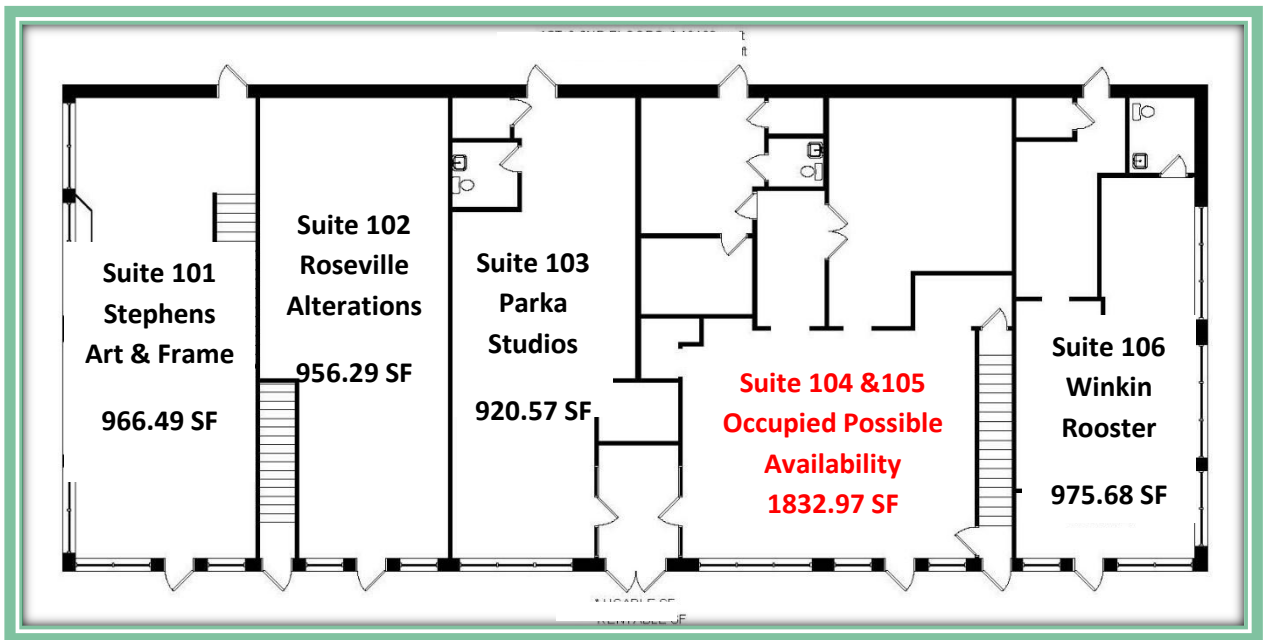
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Floor Plans

First Floor



Contact:

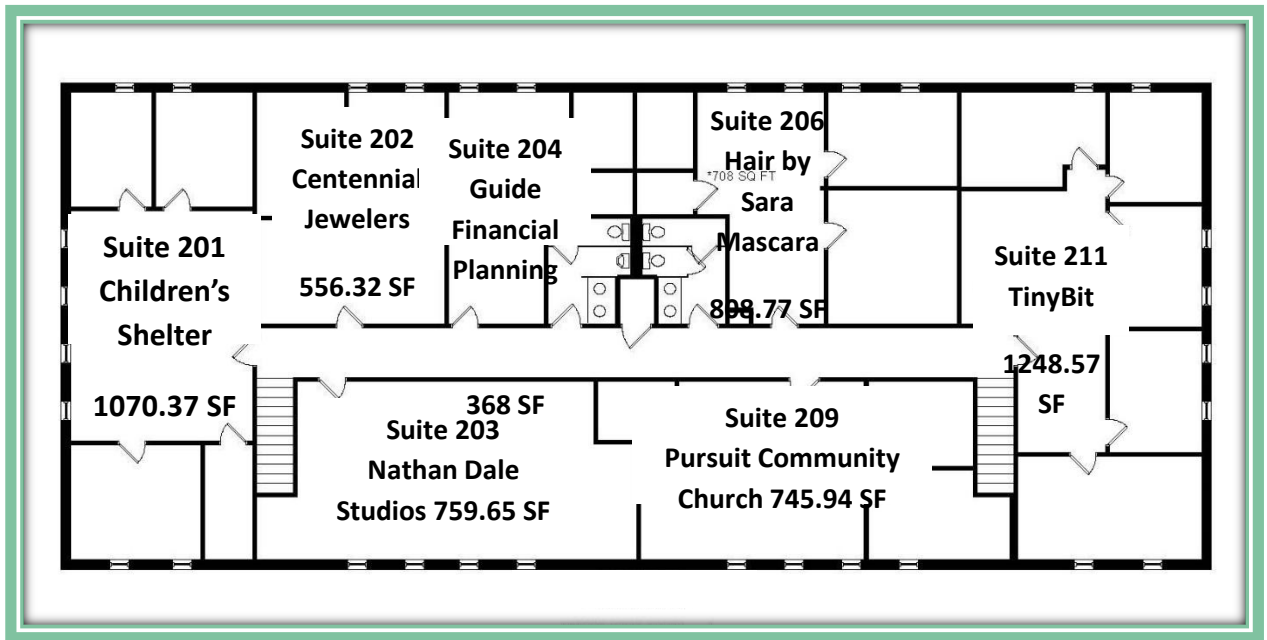
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Floor Plans

Second Floor



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2809	30,872	87,739
MEDIAN HH INCOME	\$70,054	\$63,364	\$67,409
AVERAGE HH INCOME	\$86,397	\$78,786	\$79,509

TRAFFIC COUNTS CITY OF SHOREVIEW

LEXINGTON AVE AND COUNTY RD E2	213,000 CPD
SNELLING AND COUNTY RD E2	154,000 CPD
LEXINGTON AND 694	219,000 CPD

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