

لسسا

LAMPLIGHTER SQUARE 2700-2750 DOUGLAS DR N | CRYSTAL, MN Lamplighter Square is located in the dense fi



GREAT LOOK

Lamplighter Square is a neighborhood retail center located in the dense first ring suburb of Crystal, MN

17,995 SF **Building Size**

1969

2.09

Year Built

Acres

\$2,500,000 Offering Price

\$139

89%

Occupancy

PROPERTY IDENTIFICATION NUMBER

21-118-21-33-0039

INVESTMENT HIGHLIGHTS

- Value-Add low average rent of \$10 net per square foot
- Long Term Tenants Most of the tenants have had longstanding presence at the property and have a loyal following
- Strong Daytime Population over 112k people within a 3-mile radius, a captive audience for the property's businesses
- **Solid Demographics** Average household income in excess of \$113k & population of 103K within 3 miles
- **Legacy Property** The property has had the same owner for the past 25+ years.

PROPEI



DAYTIME POPULATION

HOUSEHOLDS

112,270

43,200

11,508

4,788

419,344

141,334



Great Looks

Lagos Cafe

2702

2700

Total SF

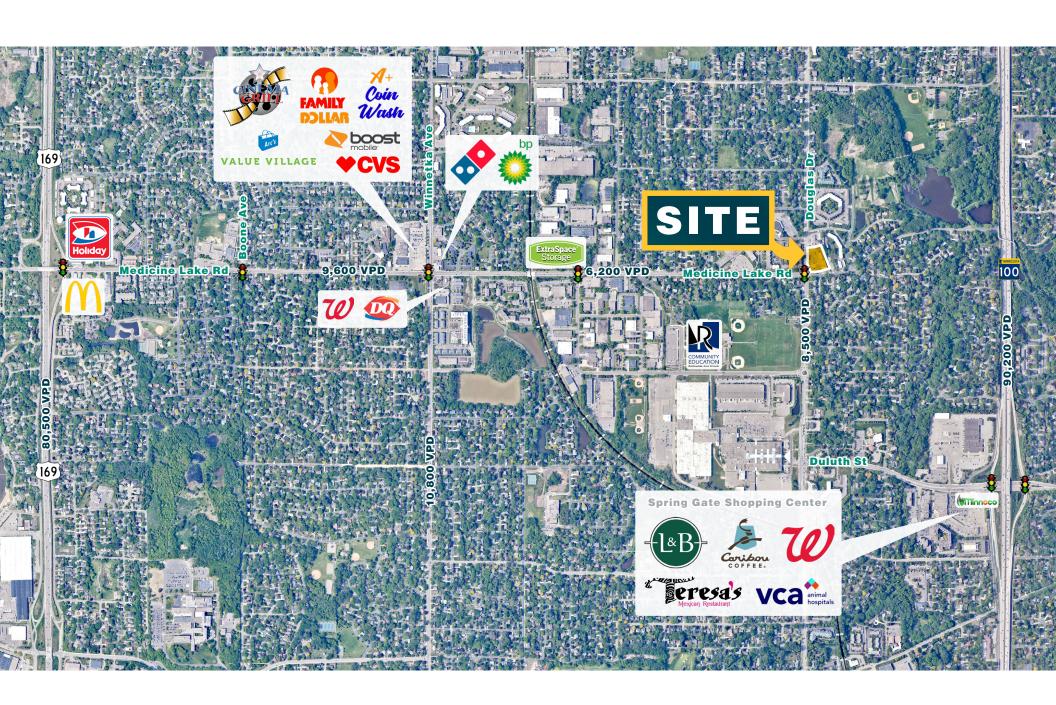
840

630

17,995 SF

MARKET AERIAL





LAMPLIGHTER SQUARE CRYSTAL, MINNESOTA

For more information, contact owner's exclusive representatives:

AMY SENN

952.563.6605

ASenn@MidAmericaGrp.com

BRYCE THOMPSON

952.563.6657

BThompson@MidAmericaGrp.com









