

FOR SALE

LAMPLIGHTER SQUARE

CRYSTAL, MN



MID-AMERICA[®]
Real Estate-Minnesota, LLC

THE PROPERTY

LAMPLIGHTER SQUARE

2700-2750 DOUGLAS DR N | CRYSTAL, MN



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

17,995 SF
Building Size

1969
Year Built

2.09
Acres

\$2,500,000
Offering Price

\$139
Price PSF

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 long-standing 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.

PROPERTY SITE PLAN



Tenant	Suite	Square Footage
VACANT	2748-2750	1,245
U-Clips	2746	585
Pizza Man	2744	1,200
Douglas Cleaners	2740	900
Crystal Cafe/Tres Hombres, LLC	2732	2,280
Liquor Barrel	2728	1,800
Delicious Chow Mein	2724	1,200
Old Fashioned Donut Shop	2720	1,560
Trilogy Hookah	2712	2,090
Mini Grocery/Tara Foods, Inc.	2708	3,000
VACANT	2704	665
Great Looks	2702	840
Lagos Cafe	2700	630
Total SF		17,995 SF

demographics

	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$109,868	\$113,564	\$115,347
POPULATION	10,529	103,725	318,649
DAYTIME POPULATION	11,508	112,270	419,344
HOUSEHOLDS	4,788	43,200	141,334



MARKET AERIAL



LAMPLIGHTER SQUARE

CRYSTAL, MINNESOTA

For more information, contact owner's
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