

LEXINGTON CROSSINGS

125th Avenue NE & Lexington Avenue NE | Blaine, MN 55449



LEASE/BTS OPPORTUNITY

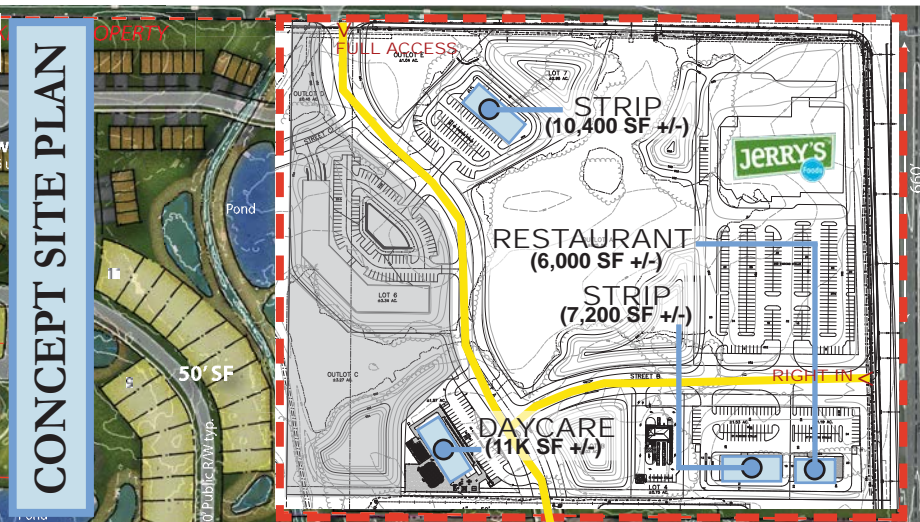
HJ Development is currently marketing Lexington Crossings, a 27-acre commercial development anchored by Jerry's Foods. Located in the SW corner of 125th Ave. NE & Lexington Ave. NE, the site is immediately east of planned single and multi-family residential projects. Of the 27-acres, approximately 18-20 are buildable with the balance being made up of wetlands. Uses envisioned for this development include multi-tenant retail strip centers, a daycare, and a free-standing restaurant. For more information please contact us directly.

DEMOGRAPHICS (Data Source - ESRI)

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	4,738	36,221	92,858
Daytime Population:	360	7,256	26,379
Households:	1,359	11,542	32,494
Average HH Income:	\$177,109	\$156,276	\$136,589

CURRENTLY AVAILABLE

- Grocery Anchored Development
- 18-20 Buildable Acres Available for Lease or Build-To-Suit; Divisible to 1-Acre Parcels
- Negotiable Rates & TI's
- Mixed-Use Development
- Ideal Location for Retail, Restaurant, Medical Office, Daycare & Service Related Uses
- The City of Blaine Plans to Complete the "Lakes Parkway Extension" that will Connect with Lexington Avenue



CONTACT INFORMATION

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