

Lexington Crossing 3600 Lexington Ave N Shoreview, MN 55126



- 12,000 SF Office/Retail Building
- 1833SF Available
- Lease Rate - \$18 NNN (with a minimum of 2% annual increases)
- 2026 1st Floor CAM & Tax \$12.66
- 2026 2nd Floor CAM & Tax \$17.23

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Local Retail



Contact:

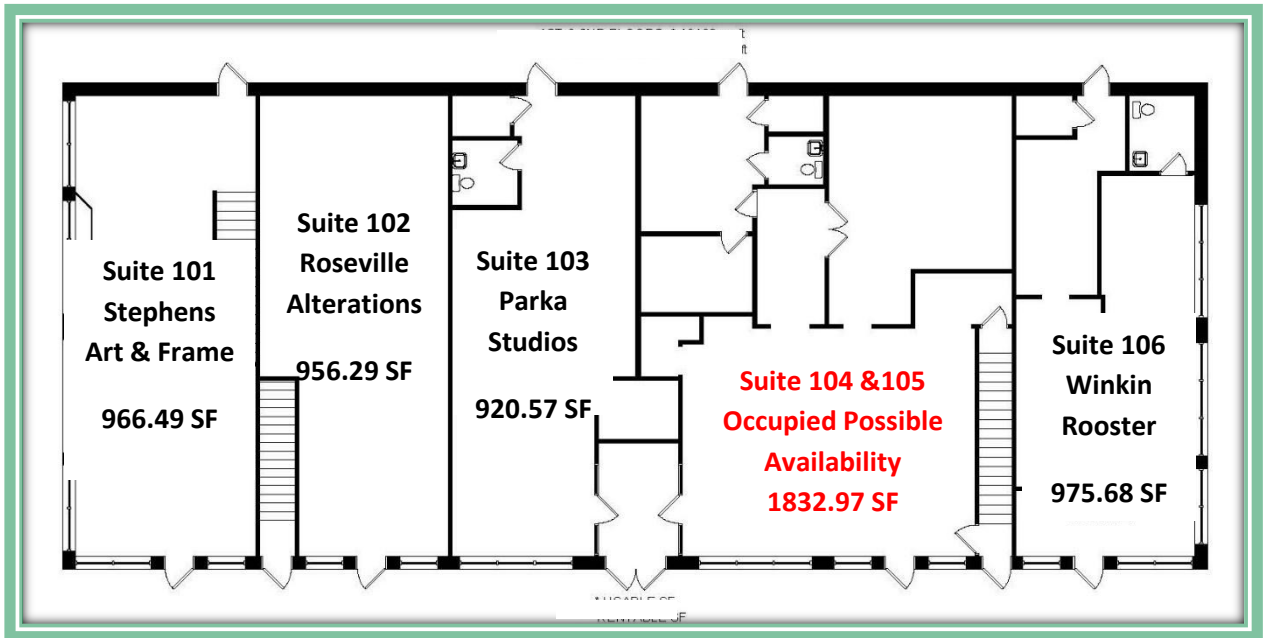
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Floor Plans

First Floor



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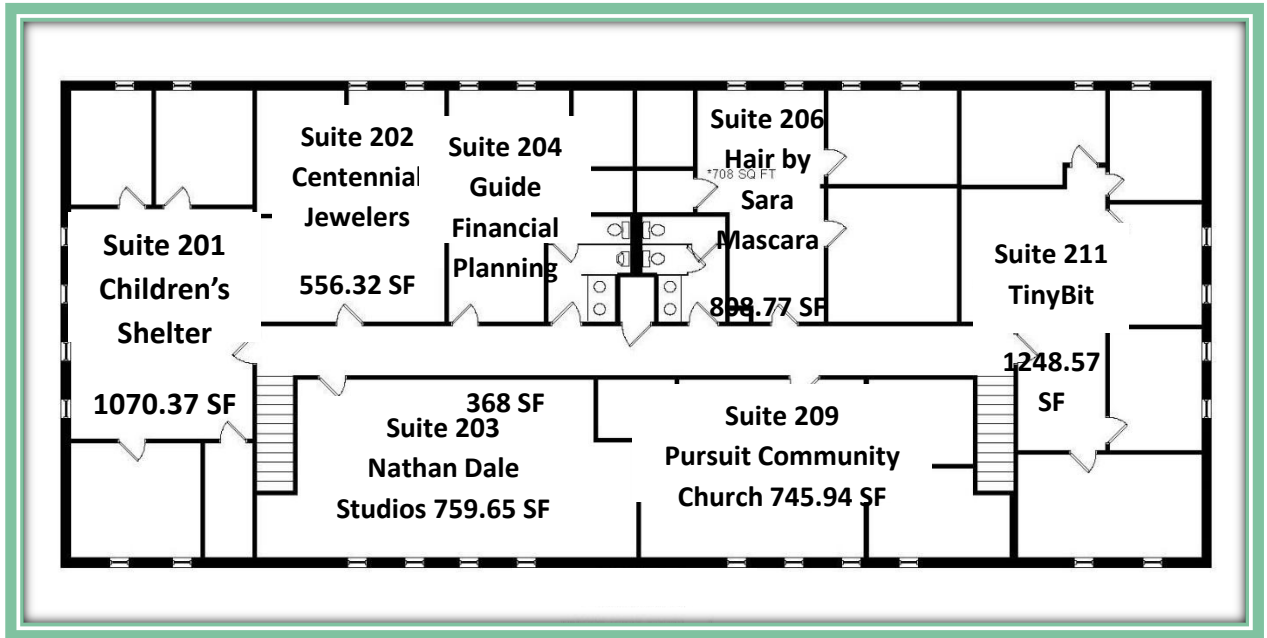
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Floor Plans

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

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

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