

## 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)
- 2025 1<sup>st</sup> Floor CAM & Tax \$12.08
- 2025 2<sup>nd</sup> 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](mailto:Matt@ricproperty.com)

## Local Retail



Contact:

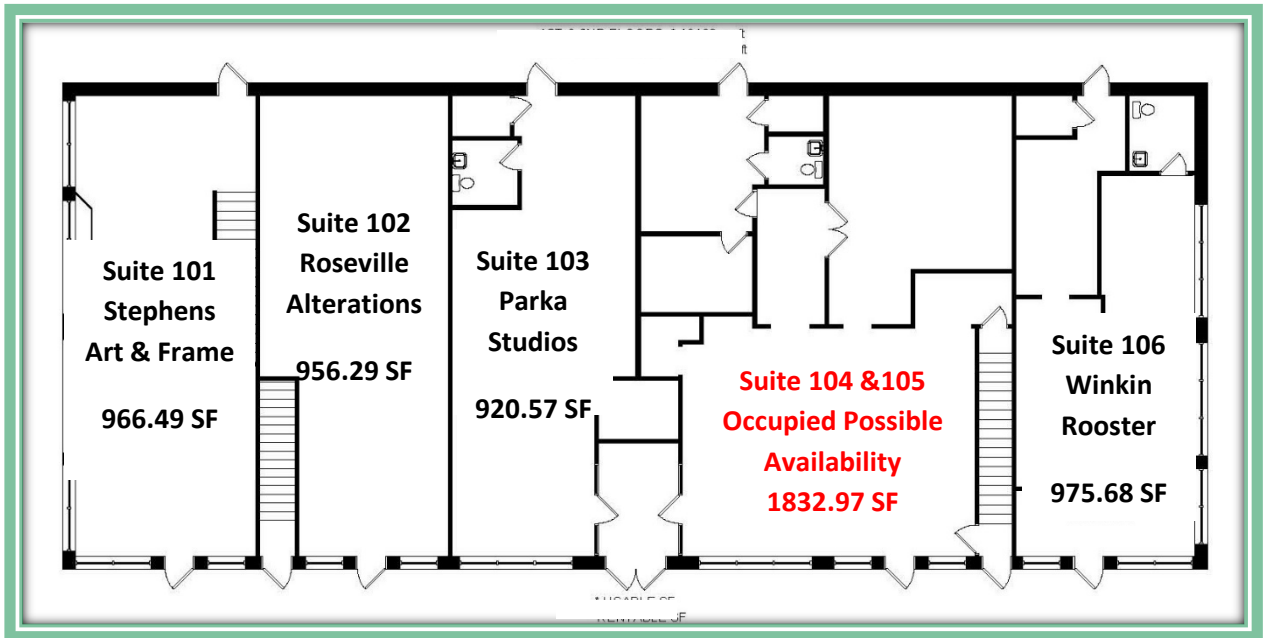
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## Floor Plans

### First Floor



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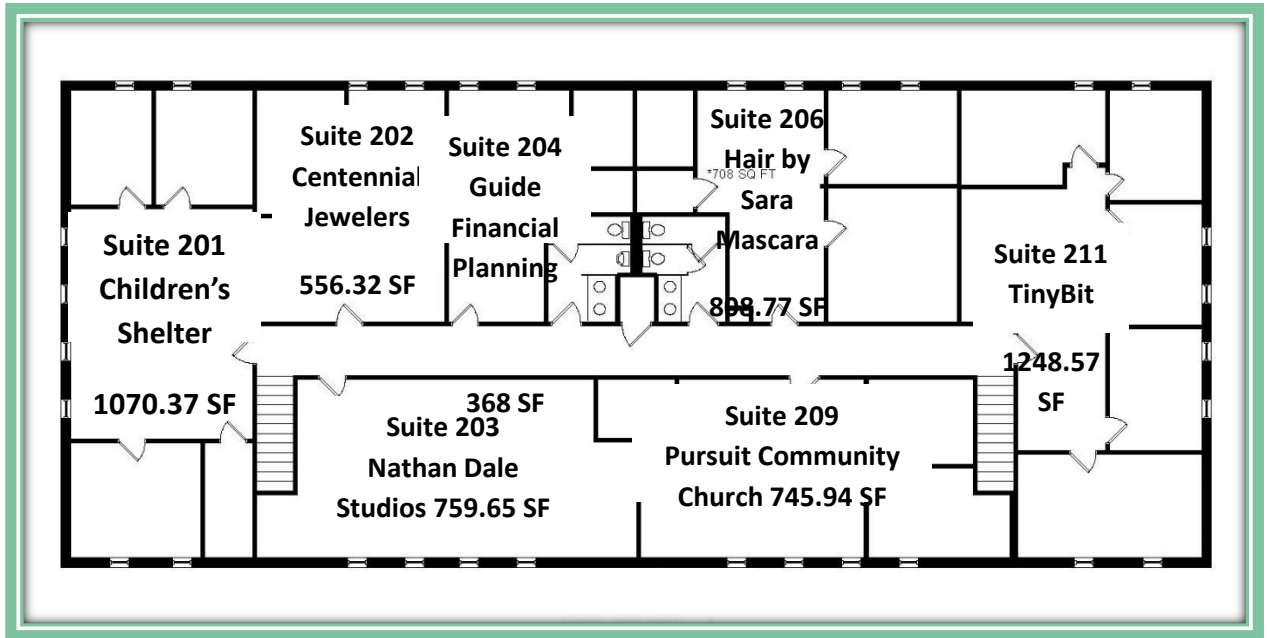
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## Floor Plans

### Second Floor



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**DEMOGRAPHICS**

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

**TRAFFIC COUNTS CITY OF SHOREVIEW**

<b>LEXINGTON AVE AND COUNTY RD E2</b>	<b>213,000 CPD</b>
<b>SNELLING AND COUNTY RD E2</b>	<b>154,000 CPD</b>
<b>LEXINGTON AND 694</b>	<b>219,000 CPD</b>

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