

FOR SALE/LEASE

4205 LANCASTER LANE, PLYMOUTH, MN

CONVENIENT EASTERN PLYMOUTH LOCATION

Abundant Parking

Excellent opportunity for an owner-occupant investor or developer



RE/MAX RESULTS

FOUR SEASONS PROFESSIONAL BUILDING

4205 LANCASTER LANE, PLYMOUTH

PROPERTY HIGHLIGHTS

- Seller may provide space for "owner-occupant" buyer
- Ideal property for an owner-occupant, investor or future developer
- Convenient location at southwest quadrant of Hwy 169 and Rockford Road
- Common conference room and lunch room
- Close to numerous restaurants and entertainment
- Excellent northwest suburban location



BUILDING INFORMATION

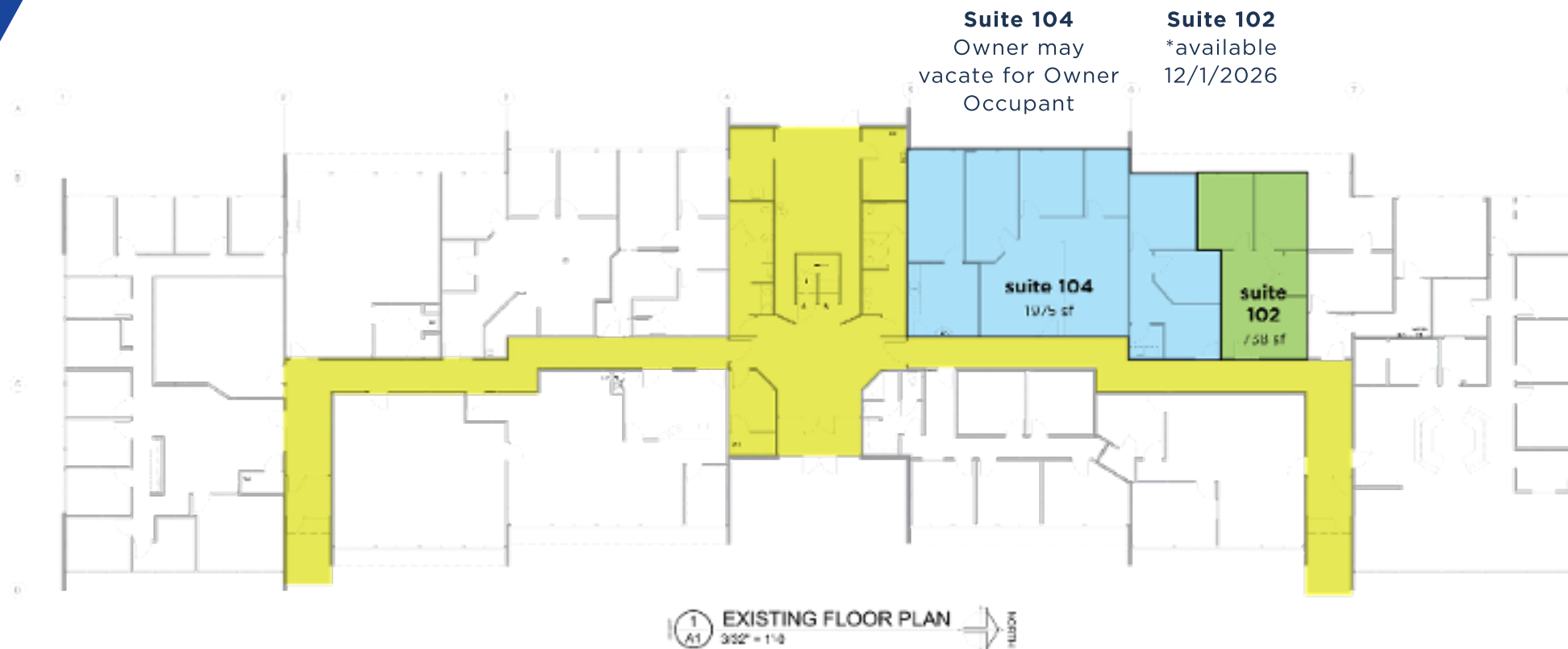
BUILDING SIZE	19,412 Square Feet Including common mezzanine conference room
LAND SIZE	2.33 Acres / 101,372 sf
PARKING STALLS	84 Stalls
YEAR BUILT	1979
AVAILABLE SPACES	100% LEASED
LEASE RATES	\$12.00 Net PSF
2026 CAM/TAX	\$8.24
SALE PRICE	\$2,630,000



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FLOOR PLAN



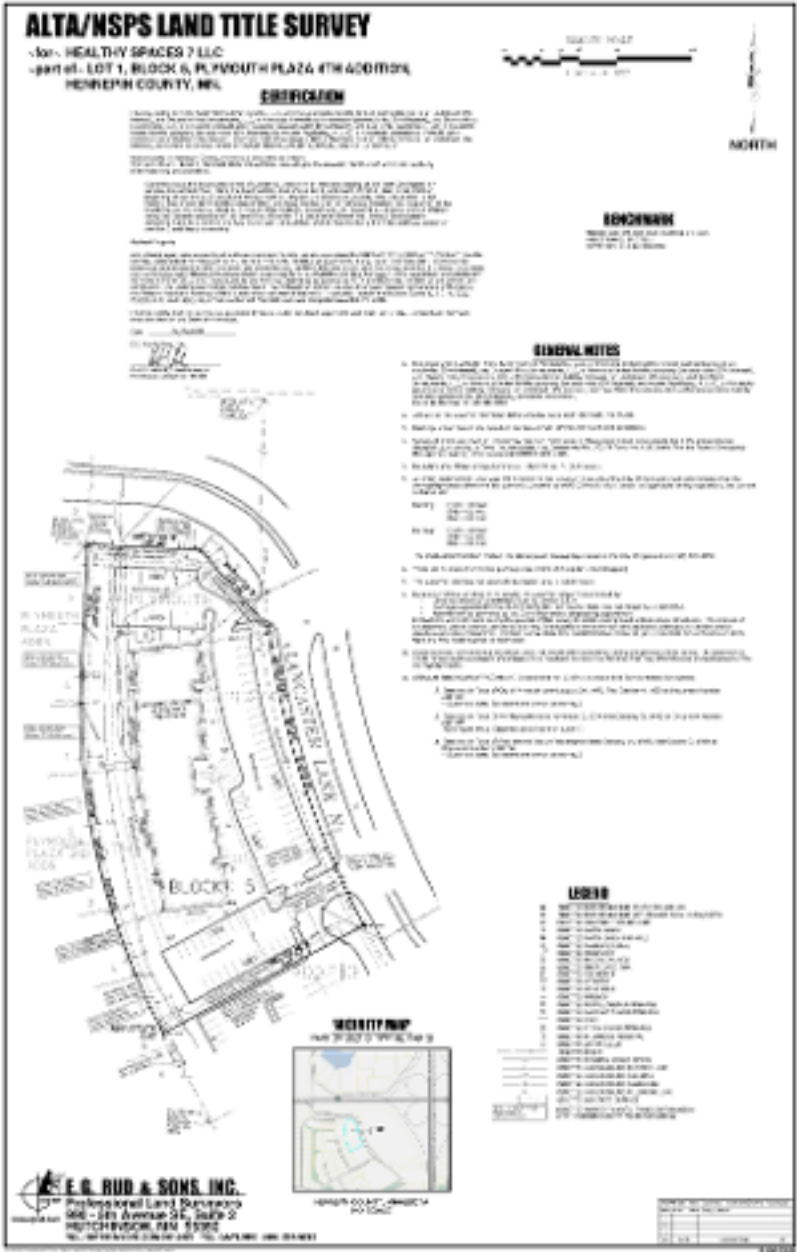
Common Area

Total Building 19,412 RSF

Including common mezzanine conference room

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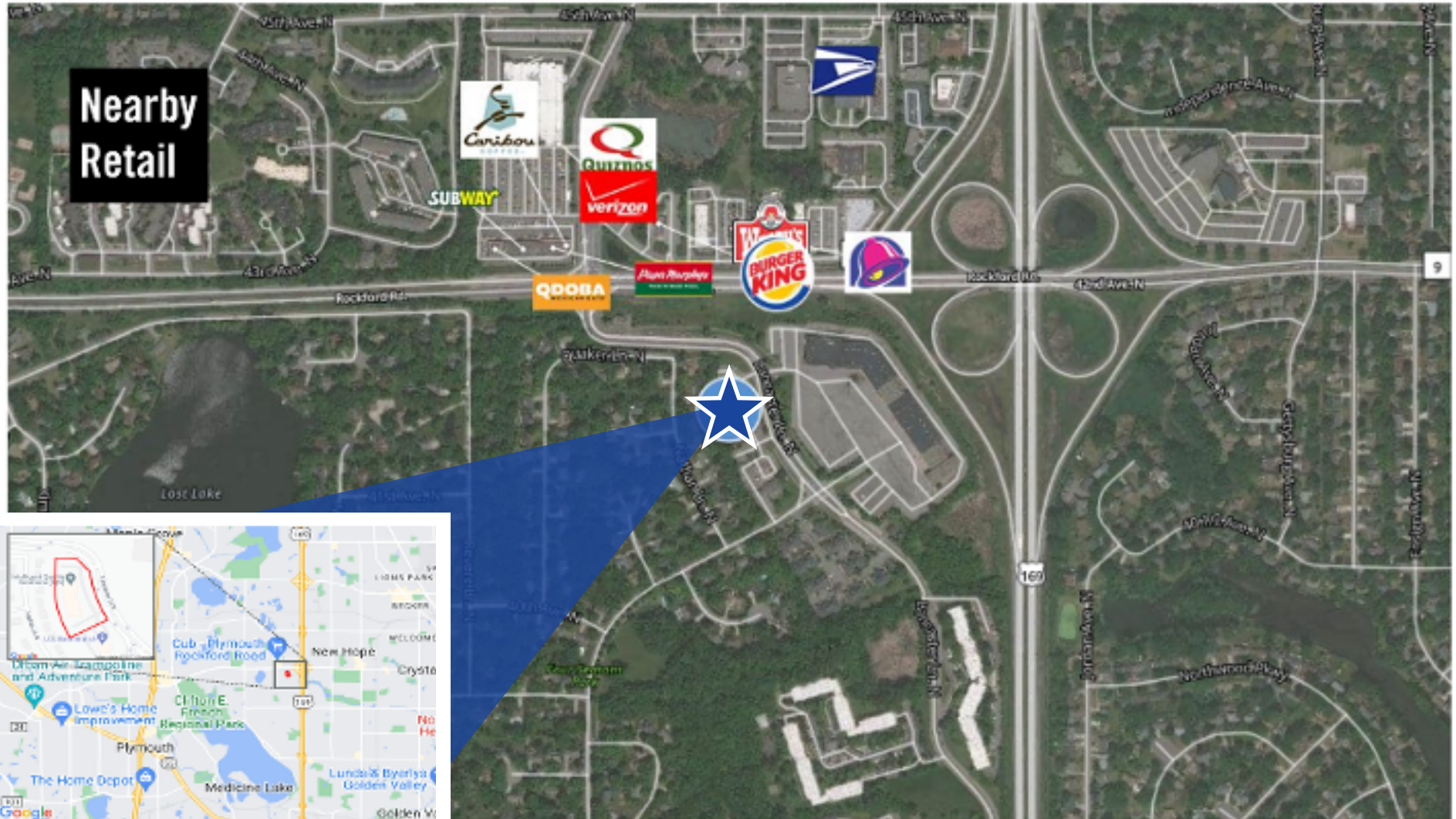
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4205 LANCASTER LANE, PLYMOUTH



Four Seasons Plaza

RE/MAX Results - Minneapolis

1221 W Lake Street, Suite 209 Minneapolis, MN 55408 | 612-210-6116



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4205 Lancaster Lane N, Plymouth, MN 55441

CITY, STATE

Plymouth, MN

POPULATION

94,668

AVG. HH SIZE

2.36

MEDIAN HH INCOME

\$70,016

HOME OWNERSHIP

Renters:	13,857
Owners:	26,263

EMPLOYMENT



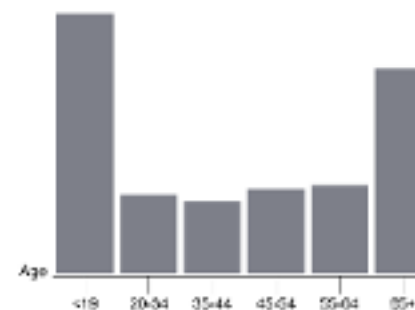
54.85 % Employed
1.28 % Unemployed

EDUCATION

High School Grad:	21.37 %
Some College:	23.28 %
Associates:	8.14 %
Bachelors:	44.18 %

GENDER & AGE

48.78 % Male **51.22 %** Female

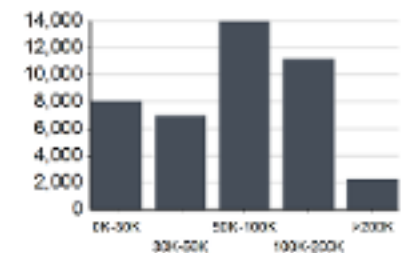


RACE & ETHNICITY

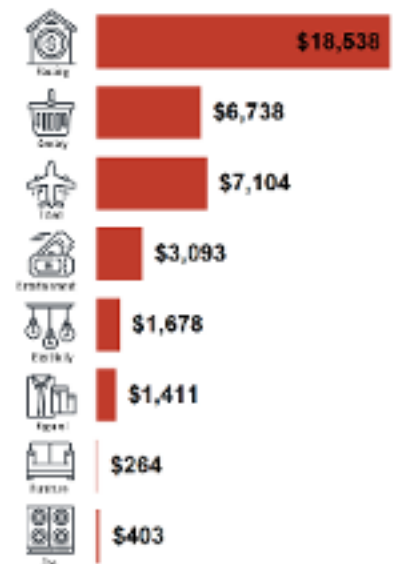
White:	74.77 %
Asian:	3.32 %
Native American:	0.06 %
Pacific Islanders:	0.00 %
African-American:	8.33 %
Hispanic:	7.27 %
Two or More Races:	6.25 %



INCOME BY HOUSEHOLD



HH SPENDING



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CONTACT



RE/MAX RESULTS

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