



LEXINGTON CENTER EAGAN, MN

Suntide Commercial
Realty, Inc.
2550
University Ave W
Suite 416 S
St. Paul, MN 55114
www.suntide.com

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CONTACT

Nancy Murdakes
Brown
651.209.9622
nancy@suntide.com
-or-
Derrick Jensen
651.209.9614
derrick@suntide.com



Property Highlights:

- **Lexington Center is positioned at the Southeast corner of Lexington Avenue and Diffley Road in Eagan, MN**
- **Located next to a new Walgreen's**
- **Steadily increasing traffic figures with new area retail projects**
- **Across from the Goat Hill Park ball fields; this center becomes a hotbed for consumer activity during the spring, summer and even fall months due to the high volume of sporting events hosted here**
- **Lease 2,100 service-retail square feet**
- **Contact listing agents Nancy Murdakes Brown or Derrick Jensen for a showing today**





LEXINGTON CENTER

EAGAN, MN

Location	4250 Lexington Avenue South, Eagan, MN 55123 (Dakota County)
GLA	18,360 sf
Available	2,100 sf
Usage Type	Service-Retail
Lease Rate	\$19.50 psf, NNN
2010 CAM	\$4.61 psf, estimated
2010 Taxes	\$4.07 psf, estimated
2010 Ops Total	\$8.68 psf, estimated
Parking	111 Stalls On-site
Anchor Tenants	Fitness 19, Subway, Pizza 'N Pasta

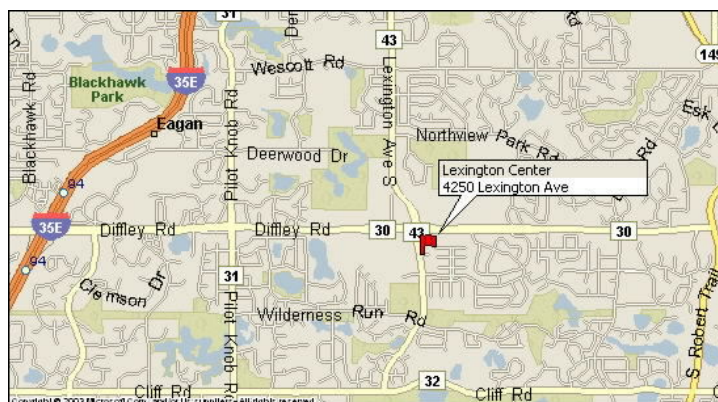


Demographics (2009)	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,028	57,052	123,240
Households	2,918	20,873	45,897
Avg. HH Income	\$146,178	\$119,861	\$111,573

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